

2022003441 00116FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$44.00PRESENTED & RECORDED
01/21/2022 12:44:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3670****PG: 4132 - 4134****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$44.00

Parcel Identifier No.: 6833-26-9596 (Block 2019, Lot 021E)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4425 S. Main Street, Winston-Salem, NC 27127

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: part of Lots 21 and 22, Longworth Place

THIS DEED made this 20th day of January, 2022 by and between,

GRANTOR	GRANTEE
<p data-bbox="246 1100 613 1171">LAURIE ANN ST. CLAIR (unmarried)</p> <p data-bbox="175 1199 688 1255">Mailing Address: 3794 S. Main Street, Winston-Salem, NC 27127</p>	<p data-bbox="889 1100 1370 1171">ANTHONY KROFCHIK and wife, REBECCA KROFCHIK</p> <p data-bbox="870 1199 1383 1255">Mailing Address: 4425 S. Main Street, Winston-Salem, NC 27127</p>

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 3775 Konnoak Drive, Winston-Salem, NC 27127

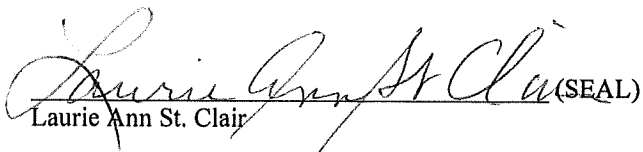
The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3471, Page 4236, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 2, Page 85.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

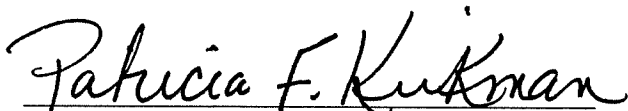
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

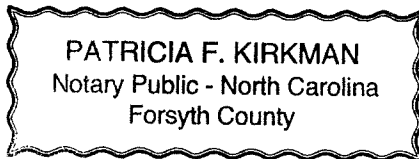
 (SEAL)
Laurie Ann St. Clair

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Laurie Ann St. Clair**

Date: 1-20-22


Notary Public



Patricia F. Kirkman
printed or typed name of notary public

My Commission Expires: 5-29-24

Exhibit A

Tract One:

Beginning at an iron stake in the East line of Konnoak Drive, the Southwest corner of property now or formerly belonging to Ralph and Dorfice McBride; running thence with the South line of said McBride Property, South $83^{\circ} 52'$ East 93.4 feet to an iron stake, the Southeast corner of said McBride Property, said iron stake being a corner of Kenneth G. Whicker Property; thence with the North line of the said Whicker Property North $89^{\circ} 27'$ West 91.1 feet to an iron stake in the East line of Konnoak Drive; thence with the East line of Konnoak Drive North $3^{\circ} 48'$ West 14.7 feet to the place of beginning.

Being known and designated as a portion of Lot No. 21 on the Map of Longworth Place, recorded in Plat Book 2, at Page 85, in the Office of the Register of Deeds, Forsyth County, North Carolina.

Also, being known as Lot 21E of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and bring the same property conveyed by Kenneth M. Watson and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15th day of July, 1963, and recorded in Deed Book 866 at Page 458 of the Forsyth County Registry.

Tract Two:

Beginning at an iron stake on the Eastern side of Konnoak Drive (formerly Old Lexington Road), said stake being at the Northwest corner of Lot No. 22 on the hereinafter mentioned map, and running thence with the North line of said Lot No. 22 South 85° East 100.8 feet to an iron stake in said line, a new corner, thence on a new line South $1^{\circ} 40'$ West 161.7 feet to an iron stake, a new corner, thence on another new line North $79^{\circ} 25'$ West 93.4 feet to an iron stake on the East side of Konnoak Drive; thence with the East side of Konnoak Drive North $1^{\circ} 20'$ West 153.1 feet to an iron stake, the place of beginning. The same being a part of Lots Nos. 21 and 22, on the Map of The Longworth Place, as recorded in Plat Book 2, at Page 85, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed Book 626 at Page 287.

Also, bring known as Lot 511 of Tax Block 2019 as shown on the Forsyth County Tax Map in the Office of the Tax Supervisor, Winston-Salem, North Carolina and being the same property conveyed by Kenneth Watson trading as Watson Construction Company and his wife, Ruby J. Watson to Chris F. Moutos by Deed dated the 15th day of July, 1963, and recorded in Deed Book 866 at Page 457 of the Forsyth County Registry.

Tax Parcel Number: 6833-26-9596 (Block 2019, Lot 021E)

Property Address: 3775 Konnoak Drive, Winston-Salem, NC 27127

JK