

2022035769 00236

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$470.00

PRESENTED & RECORDED
07/29/2022 04:40:58 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK, DPTY
BK: RE 3709
PG: 3955 - 3957

GENERAL WARRANTY DEED

Excise Tax: **\$470.00**

Tax Parcel ID No. 6833-26-9596.000 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, 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:

THIS DEED, made this the 29th day of July, 2022, by and between

GRANTOR:

Anthony Krofchik and wife, Rebecca Krofchik

whose mailing address is _____

(herein referred to collectively as **Grantor**) and

GRANTEE: Madrey Lynn Clay

whose mailing address is 3775 Konnoak Drive, Winston-Salem, NC 27127

(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3670 Page 4132, and being reflected on plat(s) recorded in Map/Plat Book 2, page/slide 85.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ (SEAL)
Print/Type Name & Title: _____ Anthony Krofchik

By: _____ (SEAL)
Print/Type Name & Title: _____ Rebecca Krofchik

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

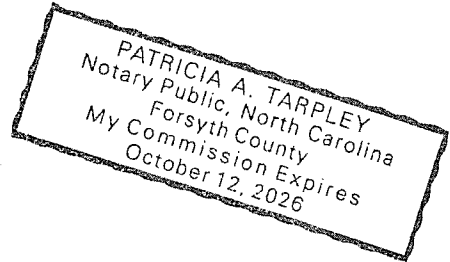
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Anthony Krofchik and Rebecca Krofchik
_____ [insert name(s) of principal(s)].

Date: 7-29-2022
Patricia A. Tarpley
Patricia A. Tarpley Notary Public
Notary's Printed or Typed Name

My Commission Expires:
10/12/2026



State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

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° 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° 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° 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° 40' West 161.7 feet to an iron stake, a new corner, thence on another new line North 79° 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° 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