

**2023007585 00036**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**PRESENTED & RECORDED  
03/10/2023 10:40:53 AMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3743

PG: 3664 - 3666

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$300.00

PARCEL IDENTIFIER NO. 6846-96-9211

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023  
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Tryon Title Agency, LLC*)RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
BRIEF DESCRIPTION FOR THE INDEX: Lot 10 Silver Chalice Section 2

THIS DEED made this \_\_\_\_ day of March, 2023, by and between

GRANTOR	GRANTEE
<b>Harold R. Craig and wife, Doretha Craig and David Fralin and wife, Sandra P. Fralin</b>  Mailing Address 4989 Chaucer Drive Greensboro, NC 27407	<b>Brian Scott West</b>  Property Address: 3817 Crusade Dr. Winston Salem, NC 27101  Mailing Address 47 Crabtree Lane Levittown, NY 11756

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING known and designated as Lot 10, Silver Chalice, Section 2, as recorded in the Office of the Register of Deeds, in Plat Book 35, Page 142, of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3817 Crusade Dr Winston Salem NC 27101  
Parcel ID: 6846-96-9211

All or a portion of the property herein conveyed (\_\_\_\_) includes or () does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2833 at Page 3293.

**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.

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Harold R. Craig  
Harold R. Craig  
Doretha Craig  
Doretha Craig

STATE OF NORTH CAROLINA

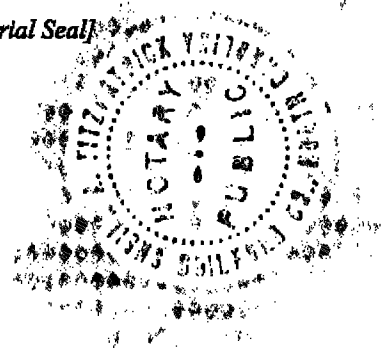
COUNTY OF MECKLENBURG

I certify that Harold R. Craig and wife, Doretha Craig, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of March, 2023.

Notary Signature: Sheila A. Fitzpatrick  
Notary's Printed Name: Sheila A. Fitzpatrick  
My Commission Expires: 11/28/2023

[Notarial Seal]



IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

David Fralin  
 David Fralin  
Sandra P. Fralin  
 Sandra P. Fralin

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that **David Fralin and wife, Sandra P. Fralin**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of March, 2023.

Notary Signature: Sheila A. Fitzpatrick  
 Notary's Printed Name: Sheila A. Fitzpatrick  
 My Commission Expires: 11/28/23

