

**2023019644 00072**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1960.00**PRESENTED & RECORDED  
06/12/2023 12:02:48 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3758  
PG: 2134 - 2135**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 1,960.00

Parcel Identifier No.: 6835-16-2753 (Block 0079A, Lot 053)

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

Mail tax bills to Grantee: 400 W. Fourth Street, Unit 503, Winston-Salem, NC 27101

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: Unit 503, Twin City Lofts

THIS DEED made this 12 day of June, 2023 by and between,

GRANTOR	GRANTEE
<p><b>THEODORE C. KERNER, JR. and wife, LISA MOTSINGER KERNER</b></p> <p>Mailing Address: 231 Hollin Way, Winston-Salem, NC 27104</p>	<p><b>CHRISTOPHER N. JONES</b></p> <p>Mailing Address: 400 W. Fourth Street, Unit 503, Winston-Salem, NC 27101</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:

**Being known and designated** as Unit 503, as shown on the Map of TWIN CITY LOFTS, as recorded in Condominium Plat Book 8, Pages 181 through 184, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER WITH a percentage undivided interest in and to the common area(s) of the condominium as set forth in the Declaration of Condominium for Twin City Lofts recorded in Book 3351, Page 2305 in the office of the Register of Deeds of Forsyth County, North Carolina, the terms of which are incorporated herein by reference and all rights and obligations of the Unit as provided by said Declaration.

Property Address: 400 W. Fourth Street, Unit 503, Winston-Salem, NC 27101

Submitted electronically by "Kangur & Porter, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

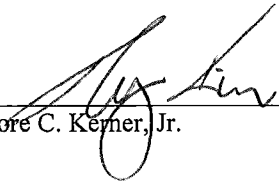
The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3383, Page 3119, Forsyth County Registry. A map showing the above-described property is recorded in Condominium Plat Book 8, Pages 181-184.

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.

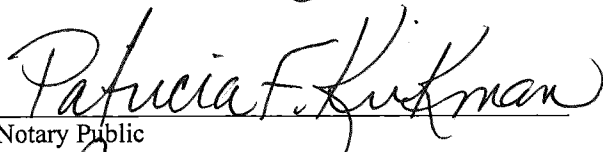
 (SEAL)  
Theodore C. Kerner, Jr.

 (SEAL)  
Lisa Motsinger Kerner

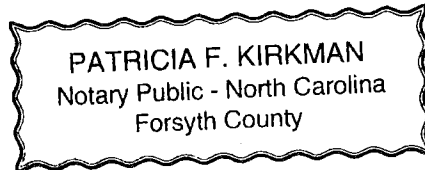
State of North Carolina, County of Forsyth

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: **Theodore C. Kerner, Jr. and Lisa Motsinger Kerner**

Date: 6-12-23

  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5-29-24