

2023022489 00097

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/03/2023 03:10:11 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3761
PG: 4275 - 4277

NON-WARRANTY DEED

Excise Tax: 0.00

Tax Parcel ID Number 6888-59-7643.000

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.

No title exam requested or performed.

Brief description for the Index: _____

THIS DEED, made this the 30 day of June, 2023, by and between

GRANTOR: Julie Kretzing, divorced
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: George Kretzing, divorced
whose mailing address 260 Belvedere St., Carlisle, PA 17013
Property address: 1060 Whispering Pines Road, Kernersville, NC 27284
(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, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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.

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.

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

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

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

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

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

State of PA
County of Cumberland
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:
Julie Kretzing

_____ [insert name(s) of principal(s)].
Date: 6/30/23 _____
Brandi-Lee Hershey Notary Public
Notary's Printed or Typed Name

My Commission Expires:
4/1/26

(Official/Notarial Seal)

Commonwealth of Pennsylvania - Notary Seal
Brandi-Lee Hershey, Notary Public
York County
My commission expires April 1, 2026
Commission number 1411835
Member, Pennsylvania Association of Notaries

State of _____
County of _____
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:

(Official/Notarial Seal)

"Exhibit A"

BEGINNING at an iron stake located in the south right of way line of Whispering Pine Drive, said iron stake being located South 85° 00' East 120.0 feet from the northeast corner of Lot 72 as shown on Map of Pine Knolls recorded in Plat Book 23, Page 191(4) in the Office of the Register of Deeds of Forsyth County, NC; running thence from said beginning point with the south right of way line of Whispering Pines Drive, South 85° 00' East 110.43 feet and South 86° 38' East 13.43 feet to an iron stake; running thence South 3° 12' West 180.0 feet to an iron stake; running thence North 85° 08' West 129.30 feet to an iron stake; running thence North 5° 00' East 180.0 feet to the point and place of BEGINNING. Also being a part of Lot 71 as shown on the recorded plat of Pine Knolls as recorded in Plat Book 23, Page 191(4) in the Office of the Register of Deeds of Forsyth County, NC and also being designated as Lot 70 on the unrecorded map of Pine Knolls as made by Carl F. Beauchamp, RS, dated November 8, 1968. Being further designated as Tax Lot 71C in Block 5253, as presently shown on the Forsyth County Tax Maps.

Save and except easements, rights of way and restrictions of record, if any.