

**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

(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:  
Julie Kretzing

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 6/30/23

Brandi-Lee Hershey Notary Public  
Notary's Printed or Typed Name

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

My Commission Expires:  
4/1/26

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"

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.