

2023022499 00107

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
07/03/2023 03:45:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3761
PG: 4321 - 4323

GENERAL WARRANTY DEED

Excise Tax: \$240.00

Tax Parcel ID No. 6888-59-7643.000 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 30 day of June, 2023, by and between

GRANTOR:

George Kretzing, divorced

whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: Golden Properties, LLC

whose mailing address is 230 Bradberry Lane, Winston-Salem, NC 27104
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, 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 _____ Page _____, and being reflected on plat(s) recorded in Map/Plat Book 23, page/slide 191(4).

All or a portion of the property herein conveyed _____ includes or x 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: [Signature] (SEAL)
Print/Type Name & Title: George Kretzing George 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:
George Kretzing

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

Date: 6/30/23
Brandi Lee Hershey
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.