

2023023385 00031

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$874.00

PRESENTED & RECORDED
07/12/2023 10:30:38 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3762
PG: 4245 - 4248

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$874.00

Parcel No. 5866-41-0038.00

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 660 Dalton Road Lewisville, NC 27023

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes and Bounds, Forsyth County, North Carolina.

THIS DEED made this 7th day of July 2023, by and between

GRANTOR	GRANTEE
<p>Anthony Krofchik and wife, Rebecca Krofchik</p>	<p>Walter Eugene Young, III and wife, Heather Corinne Young</p>
<p>FORWARDING ADDRESS:</p>	<p>PROPERTY ADDRESS:</p>
<p><u>4425 S. Main Street Winston Salem, NC 27127</u></p>	<p><u>660 Dalton Road Lewisville, NC 27023</u></p>
<p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</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:

See Attached Exhibit "A"

Submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

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

[Signature] (SEAL)
Anthony Krofchik
[Signature] (SEAL)
Rebecca Krofchik

**NORTH CAROLINA
FORSYTH COUNTY**

I, Susan N. Strickland, a Notary Public of the County and State aforesaid mentioned, certify that **Anthony Krofchik** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 7th day of July 2023.

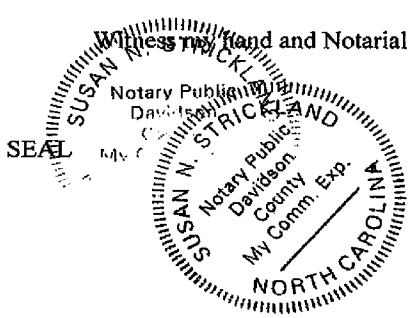
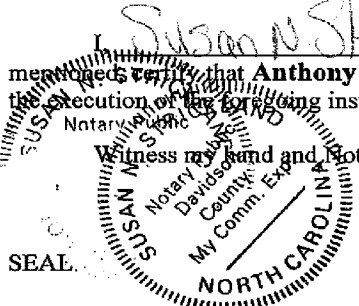
[Signature] Notary Public
My Commission Expires: 7/15/2023

**NORTH CAROLINA
FORSYTH COUNTY**

I, Susan N. Strickland, a Notary Public of the County and State aforesaid mentioned, certify that **Rebecca Krofchik**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 7th day of July 2023.

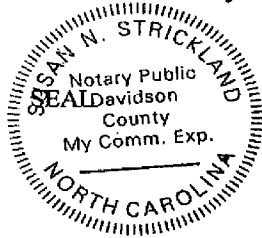
[Signature] Notary Public
My Commission Expires: 7/15/2023



NORTH CAROLINA
COUNTY OF Davidson

I, Susan N. Strickland, a Notary Public of the County and State aforesaid mentioned, certify that **REBECCA KROFCHIK** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 7th day of JULY 2023.



Susan N. Strickland Notary Public
My Commission Expires: 7/15/2023

Exhibit "A"

Beginning at a iron pipe found along Misty Creek Road, a private road, said pipe being South 30 degrees 51' 33" East 301.22 feet from an iron pipe found in the northeast corner of the Nuri Llanaj and Lejda Llanaj property (now or formerly, Deed Book 3426 Page 2244, Forsyth County Registry); running thence the following courses and distances: 1. South 84 degrees 22' 26" East 722.03 feet to a calculated point found in Dalton Road, a 60 foot public right of way; thence South 29 degrees 18' 35" East 52.43 feet to a calculated point in Dalton Road; thence South 26 degrees 01' 35" East 52.43 feet to a calculated point in Dalton Road; thence North 85 degrees 16' 13" West 772.36 feet to an iron rod set; thence North 01 degrees 26' 09" East 99.97 feet to an iron pipe found, also the point and place of beginning and containing 1.613 acres more or less according to a survey for Aleena Vieyra by Accurate Surveying, PLLC dated December 19, 2019, Job Number 10862, reference to which is hereby made for a more particular description.