

2024007794 00112

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 03/13/2024 03:59:24 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3796
PG: 4040 - 4041

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identifier No.: 6834-56-6368 (Block 0720, Lot 033)

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

Mail tax bills to Grantee: 4421 Hunters Run Drive, Clemmons, NC 27012

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: Lots 33 & 35, Block 52, Winston-Salem Land and Investment Co.

THIS DEED made this 13th day of March, 2024 by and between,

GRANTOR	GRANTEE
MATT KENDRICK and wife, KAREN KENDRICK	KRS VENTURES, LLC a North Carolina limited liability company
Mailing Address: 105 Crossglenn Drive, Winston-Salem, NC 27103	Mailing Address: 4421 Hunters Run Drive, Clemmons, NC 27012

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 Lot Nos. 33 and 35 in Block No. 52, as shown on the plat of the property of WINSTON-SALEM LAND and INVESTMENT COMPANY as recorded in Book 40, Page 395, and in Plat Book 4, Page 147, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1416 W. Fourth Street, Winston-Salem, NC 27101

The property does include the primary residence of the Grantor.


The property hereinabove described was acquired by Grantor by instruments recorded in Book 1838, Page 2239, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 40, Page 395 and Plat Book 4, Page 147.

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.

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)
Matt Kendrick

 (SEAL)
Karen Kendrick

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: **Matt Kendrick and, Karen Kendrick.**

Date: March 13, 2024


Notary Public

Cheyenne Crockett
printed or typed name of notary public

My Commission Expires: 1/24/2027

