

2024013435 00165

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$970.00

PRESENTED & RECORDED
04/29/2024 03:49:04 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3803
PG: 4349 - 4350

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$970.00

Parcel Identifier No. 6875-61-8890 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Shoaf Law Firm, P.A., 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615

This instrument was prepared by: Shoaf Law Firm, P.A., 8414 Falls of Neuse Road, Suite 104, Raleigh, NC 27615

Brief description for the Index: Lot Number 18, as shown on the plat entitled MATTHEWS PLACE

THIS DEED made this 16th day of April, 2024, by and between

GRANTOR	GRANTEE
Heinz P. Schwemlein and wife, Maria Ngu Schwemlein 608 Crooked Pine Dr Cary, NC 27519	Emily Kaitlyn Kurtz and spouse, Clayton R. Kurtz 1525 Fred Chapel Lane Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Kernersville, County of Forsyth, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 18, as shown on the plat entitled MATTHEWS PLACE, as recorded in Plat Book 39, page 24, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2675 page 2019.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 39 page 24.

submitted electronically by "SHOAF LAW FIRM PA"
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:

- (i) ad valorem taxes for the current year; (ii) utility and access easements of record; (iii) restrictive covenants of record; and (iv) zoning or other municipal ordinances.

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

Heinz P. Schwemlein (SEAL)
 Print/Type Name: Heinz P. Schwemlein

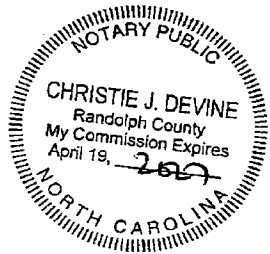
Maria Ngu Schwemlein (SEAL)
 Print/Type Name: Maria Ngu Schwemlein

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Heinz P. Schwemlein and Maria Ngu Schwemlein personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of April, 2024.

My Commission Expires: 4/19/2027

Christie J. Devine
 Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for _____ County
 Deputy/Assistant - Register of Deeds