

**2024017421 00086**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$468.00**

PRESENTED & RECORDED  
05/30/2024 12:52:31 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3808**

**PG: 4322 - 4324**

**NORTH CAROLINA GENERAL WARRANTY DEED**

---

Excise Tax: \$468.00

PIN: 6888-67-7887 LO:402J BL:5253

---

Mail after recording & all future tax bills to: **GRANTEES**

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

---

**No Title Search Requested or Performed**

**THIS DEED** made this 20 day of May, 2024 by and between:

---

**GRANTORS**

**DEBORAH CORNATZER, Trustee of the Patsy Anne Crawford Revocable Trust Agreement  
dated April 17, 2006, and any amendments thereto or restatements thereof  
Mailing Address: 4547 Ramseur Drive, Winston Salem, NC 27101**

---

**GRANTEES**

**STEVEN ANDREW KAMEN and CRAIG ERIC NEISWONGER  
as Joint Tenants with Right of Survivorship  
Mailing Address & Subject Property: 1020 Kingsridge Road, Kernersville, NC 27284**

---

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.

Title Background:

Pasty Anne Crawford, Initial Trustee passed of the Patsy Anne Crawford Revocable Trust Agreement dated April 17, 2006 away on June 27, 2023 in Forsyth County, North Carolina.

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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees 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**

The above described property was the primary residence of the Grantor. Prior deed found in Deed Book 3674 at Page 3642, Forsyth County Registry.

The Certificate of Trust has been recorded in Deed Book 3807 at Page 2367, Forsyth County Registry.

**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 covenant 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

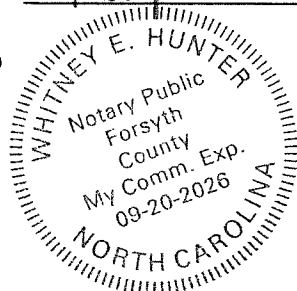
**IN WITNESS WHEREOF**, the Grantor has hereunto set her hand and seal this the day and year first above written.

*Deborah Cornatzer*, Trustee (SEAL)  
**DEBORAH CORNATZER, Trustee of the Patsy Anne Crawford Revocable Trust Agreement dated April 17, 2006, and any amendments thereto or restatements thereof**

**NORTH CAROLINA, FORSYTH COUNTY**

I, Whitney E. Hunter a Notary Public in and for said State and County do hereby certify that the following individual, **Deborah Cornatzer, Trustees** of the Patsy Anne Crawford Revocable Trust Agreement dated April 17, 2006, and any amendments thereto or restatements thereof and under her authority to do so as Trustee, personally appeared before me this day acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 20 day of May 2024.

Seal/Stamp



*Whitney E. Hunter*  
Notary Public  
My Commission Expires: 9/20/2026

**EXHIBIT A**

Located on Route 2, King's Ridge Road, in Kernersville, North Carolina, and BEGINNING at an iron stake located in the eastern right-of-way line of Kingsridge Road, said iron stake being located at the northwest corner of Bruce C. Crutchfield and wife property; running thence from said BEGINNING POINT, with the eastern right-of-way line of Kingsridge Road, north 23 deg. 19 min. east 120.0 feet to an iron stake; running thence south 66 deg. 41 min. east 192.40 feet to an iron stake; running thence south 23 deg. 19 min. west 120.0 feet to an iron stake; running thence north 66 deg. 41 min. west 192.40 feet to the POINT AND PLACE OF BEGINNING; ALSO BEING designated as Lot No. 144 on the unrecorded map of PART OF PINE KNOLLS, as made by Carl F. Beauchamp, R. S. dated June 23, 1972.

TOGETHER WITH a non-exclusive permanent easement for a 60-foot roadway known as Kingsridge Road running from Pine Knolls road to St. Andrews Road as shown on said unrecorded map referred to above.