

2024021063 00071

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED
 06/27/2024 12:28:10 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3813
PG: 2632 - 2634

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

Parcel Identifier No. 6888-67-7745 Verified by _____ County on the ____ day of _____, 20 ____.
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Charles Winfree, Attorney-at-Law, Greensboro, NC

Brief description for the Index: Lot 145, Pine Knolls

THIS DEED made this 27 day of June, 2024, by and between:

GRANTOR	GRANTEE
JUDY L. CRUTCHFIELD , unmarried, by and through her Attorney-in-Fact, CARMEN CRUTCHFIELD 1316 Brockton Lane Charlotte, NC 28226-5804	NICHOLAS A. BREWER 1010 Kingsridge Rd 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.

WITNESSETH, that Grantor, for valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in **Belews Creek** Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit A

The property herein above described was acquired by Grantor by deed recorded in **Book 1711, Page 3714**, Forsyth County Register of Deeds.

The property herein conveyed **does** include the primary residence of the Grantor.

A map showing all or a portion of the above described property is recorded in **Book N/A, Page N/A**.

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.

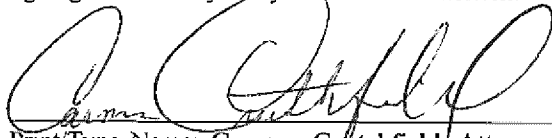
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

submitted electronically by "Law Offices of Charles Winfree"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Any and all restrictions, easements, and rights of way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

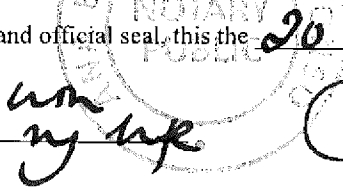
 (SEAL)
 Print/Type Name: **Carmen Crutchfield**, Attorney-in-Fact
 for **Judy L. Crutchfield** (See Book 3785, Page 865, Forsyth
 County)

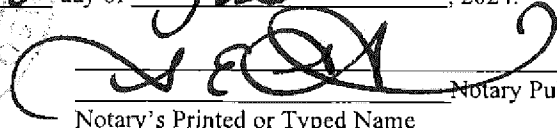
Great Britain and Northern Ireland
 London, England

The undersigned, a Notary Public for England + Wales, does hereby certify that **CARMEN CRUTCHFIELD**, Attorney-in-Fact for **JUDY L. CRUTCHFIELD**, personally appeared before me this day, and proved to me to be the person described, and being by me duly sworn, says that she executed the foregoing and annexed instrument for the purposes therein expressed on behalf of the said Judy L. Crutchfield, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of Forsyth County, North Carolina Register of Deeds in Book 3785, Page 865, on the 11th day of December, 2023, and that this instrument was executed under and by virtue of the authority given by said instrument granting them power of attorney.

Witness my hand and official seal, this the 20 day of June, 2024.

My Commission Expires: my life
 (Affix Seal)



 Notary Public
 Notary's Printed or Typed Name

Castelo Notaries
 83 Victoria Street
 London, SW1H 0HW
 0044 203 441 5095
 info@castelonotaries.com

My Commission Expires With **My Life**

Ana Elizabeth Gonçalves Afonso
 Notary Public

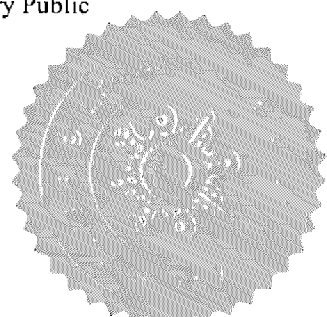


EXHIBIT A

BEGINNING at an iron stake located in the west line of the Paul Nelson and wife property, said iron stake being located North 8° 51' East 100 feet from the southwest corner of Paul Nelson which is located in the north right-of-way line of Pine Knolls Road; running thence from said beginning point, North 66° 41' West 200.2 feet to an iron stake located in the east right-of-way line of Kingsridge Road; running thence with the east right-of-way line of Kingsridge Road, North 23° 19' East 120.0 feet to an iron stake; running thence South 66° 41' East 192.4 feet to an iron stake; running thence 23° 19' West 91.07 feet to an iron stake and South 8° 51' West 30.1 feet to the point and place of BEGINNING. Also being designated as Lot 145 on the unrecorded map of part of Pine Knolls as made by Carl F. Beauchamp, RS, 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.

*1010 Kingsridge Rd
Kernersville, NC 27284
Parcel No. 6888-67-7745*