

2024034054 00203

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$833.00

PRESENTED & RECORDED
10/07/2024 03:38:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3829
PG: 3810 - 3814

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 833.00

Parcel Identifier No. 6825-40-1551.000 Verified by Forsyth County on the ___ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Tract Gaston Street

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

GRANTOR

**Nikhil Alan Crain, unmarried; Steven Robert Crain and wife,
Neeta Ambe-Crain**

**119 S Harrison St Unit 108
Denver, CO 80209**

**1780 Crooked Trail Place
Westlake, CA 91362**

GRANTEE

Pilar Alessandra and spouse, Patrick Dodson

**Property Address: 2196 Gaston Street
Winston-Salem, NC 27103**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property ___ is is not the primary residence of one or more of the Grantors.

For back title, see Book 3532, Page 818, Forsyth County Registry.

submitted electronically by "Holton Law Firm"
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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Nikhil Alan Crain (SEAL)
Nikhil Alan Crain

____ (SEAL)
Steven Robert Crain

____ (SEAL)
Necta Ambe-Crain

State of Colorado - County of Denver

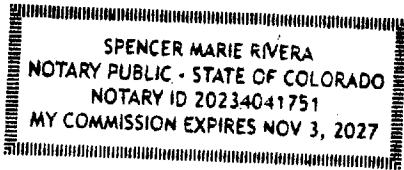
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nikhil Alan Crain.

Date: 9/27/24

[Signature]
Notary Public

Spencer Marie Rivera
Print Name

My commission expires: 11/3/27



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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Nikhil Alan Crain (SEAL)

Steven Robert Crain

Steven Robert Crain (SEAL)

Neeta Ambe-Crain

Neeta Ambe-Crain (SEAL)

State of California - County of San Luis Obispo

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 therein and in the capacity indicated: Nikhil Alan Crain.

Date: 9-27-2024

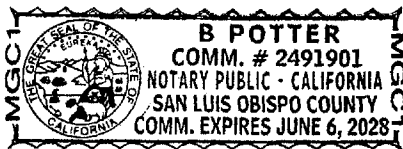
B Potter

Notary Public

B Potter

Print Name

My commission expires: 6-6-2028



* See attached *

State of California County of San Luis Obispo

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 therein and in the capacity indicated: Steven Robert Crain and Neeta Ambe-Crain.

Date: 9-27-2024

B Potter
Notary Public

B Potter
Print Name

My commission expires: 6-6-2028

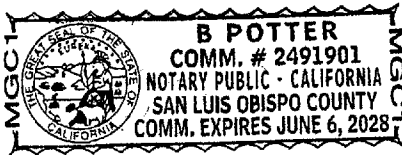


Exhibit A

BEGINNING at an iron stake, said iron stake being at the southeastern right of way at the intersection of Irving and Gaston Streets; running thence South $87^{\circ} 19'$ East 60 feet along the southern right of way of Gaston Street to an iron stake; thence South $02^{\circ} 40' 20''$ West 180.12 feet to an iron stake; thence North $87^{\circ} 28' 35''$ West 60 feet to an iron stake located on the eastern right of way of Irving Street; thence North $02^{\circ} 40'$ East 180.29 feet along the eastern right of way of Irving Street to the point and place of beginning and containing 0.25 acres, more or less, being Lot 103, Block 1673 on the Forsyth County Tax Map and being the same property as shown on a map entitled property of Stephen C. Booth and wife, Barbara B. Booth, dated June 11, 1990, prepared by Richard Parks Bennett, said map being incorporated herein by reference, and being the same property as shown on a map entitled property of Jerry Wayne Noble and wife, Jilly Hinkley-Noble prepared by Richard Parks Bennett, dated 4/23/92.