

**2025015972 00140**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$760.00**

PRESENTED &amp; RECORDED

05/13/2025 01:50:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3863

PG: 987 - 989

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$760.00

Parcel Identifier No. 6834-56-6368.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 334 e Sprague St, Winston-Salem, NC 27127

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Lots 33 &amp; 35, Winston Salem Land &amp; Investment Company, Block 52, PB 4, PG 147, Forsyth County, North Carolina

THIS DEED made this 13 day of MAY, 2025, by and between

GRANTOR	GRANTEE
<p><b>KRS VENTURES, LLC,</b>  <b>a North Carolina Limited Liability Company</b></p> <p>MAILING ADDRESS:</p> <p><b><u>4421 HUNTERS RUN DRIVE</u></b>  <b><u>CLEMMONS, NC 27012</u></b></p> <p>PROPERTY ADDRESS IS _____ IS NOT <u>X</u>            GRANTOR'S PRIMARY RESIDENCE</p>	<p><b>KENDALL MARIANNE NOWERS,</b>  <b>unmarried</b></p> <p>PROPERTY ADDRESS:</p> <p><b><u>334 E. SPRAGUE STREET</u></b>  <b><u>WINSTON-SALEM, NC 27127</u></b></p>

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:

**SEE ATTACHED EXHIBIT "A"**

Submitted electronically by "Heather Kiger Law PLLC"  
 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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

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

**KRS VENTURES, LLC**

*Kay R Skalchunes* (SEAL)

**BY: KAY R SKALCHUNES**

**ITS: MEMBER/MANAGER**

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State of North Carolina

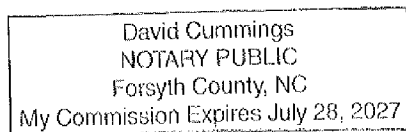
County of Forsyth

I, *DAVID Cummings*, the undersigned Notary Public of County and State aforesaid, certify that **KAY R SKALCHUNES** who is known to me and being by me duly sworn says that he is **MEMBER/MANAGER** of **KRS VENTURES, LLC**, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 13 day of May, 2025.

My commission expires: 07/28/2027

*[Signature]*  
Notary Public

SEAL



**EXHIBIT "A"**

**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 & Investment Company as recorded in Plat Book 4, at Page 147, Forsyth County Registry, reference to which is hereby made for a more particular description.**