

2023008657 00066

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$530.00

PRESENTED & RECORDED
 03/20/2023 11:27:33 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3745

PG: 397 - 399

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$530.00

Tax Parcel Identification Number: 6805-43-6260.000

This instrument was prepared by: Henry D. Niblock Jr., 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 205 Peregrine Court, Winston-Salem, NC 27104

Property Address: 205 Peregrine Court, Winston-Salem, NC 27104

Brief description for the Index: See Exhibit A

THIS DEED made this 13th day of February, 2023 by and between

GRANTOR

**Richard Nahstoll, unmarried, aka
 Richard Lee Nahstoll Jr.**

**470 16th Street NW Apt 2021
 Atlanta, GA 30318**

GRANTEE

David A. Ritter, unmarried

**205 Peregrine Court
 Winston-Salem, NC 27104**

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated
 herein by reference.**

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title reference, see the deed recorded in Book 3655 Page 4464 Forsyth County Registry.

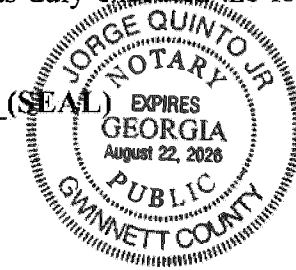
THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

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

Richard Lee Nahstoll Jr.
Richard Lee Nahstoll Jr.



STATE OF Georgia

COUNTY OF Gwinnett

I, Jorge Quinto Jr., a Notary Public for the County of Gwinnett and State of Georgia, do hereby certify that Richard Lee Nahstoll Jr. either being personally known to me or proven by satisfactory evidence (said evidence being Drivers license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 13 day of February, 2023.

JQ
 Notary Public

Name: Jorge Quinto Jr.

My Commission Expires: 08/22/2026

EXHIBIT A

**205 Peregrine Court
Winston-Salem, North Carolina 27104**

BEGINNING at a point marked by a pk nail set in the centerline of a 25-foot easement at its intersection with the centerline of Peregrine Court, said beginning point being located North 03 degrees 42 minutes 23 seconds East 117.14 feet from the intersection of Peregrine Court with the northern right of way line of Tiffany Avenue; and running thence from said point of beginning North 03 degrees 41 minutes 30 seconds East 118.09 feet to an iron stake; thence South 88 degrees 05 minutes 00 seconds East 99.24 feet to an iron stake; thence South 03 degrees 34 minutes 35 seconds West 120.54 feet to an iron stake; thence North 86 degrees 39 minutes 63 seconds West 99.43 feet to the point and place of beginning, being the northern portion of Lots 46 and 47, County Club Hills, Map 3, Plat Book 12, Page 194, Forsyth County Registry, as shown on a survey by Thomas A. Riccio, RLS L2815, dated February 21, 2001, and bearing Number 01047.

The above real property is conveyed together with and subject to those easements for access, utilities, drainage and sewer as described in Deed Book 1625, Page 2329 and Deed Book 1636, Page 3395, Forsyth County Registry