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BY: MARY MORGAN

DEPUTY-HP

2016036374
GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$350.00

Excise Tax: \$350.00

Tax Info: PIN 6875-36-7969.00 / Tax Block 5646F, Lot 069

Mail deed & tax bills to: Grantee(s) @ 8034 Hill-N-Dale Drive, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

Lot 69 of Wyndfall, Section 3, Map 1

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 6th day of July, 2016 by and between

GRANTOR	GRANTEE
LARRY L. CROWDER and wife, KATHERINE P. CROWDER	DANIEL KLECKA and wife, TIFFANY KLECKA a/k/a Tiffany B. Klecka
Grantor Address: 105 Oakland Court Valdese, NC 28690	Grantee Address: <u>8034 Hill-N-Dale Drive</u> <u>Kernersville, NC 27284</u>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 69 as shown on the map of WYNDFALL SUBDIVISION, SECTION 3, MAP 1, as recorded in Plat Book 43, Page 3 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

Submitted electronically by "Donato Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Plat Book 43, Page 3.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2016 AD VALOREM TAXES.

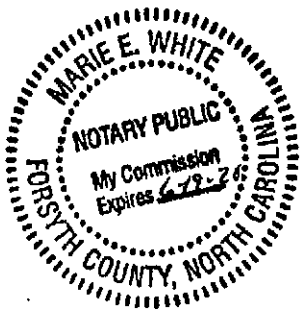
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Larry L. Crowder
LARRY L. CROWDER

(SEAL) Katherine P. Crowder (SEAL)
KATHERINE P. CROWDER

SEAL-STAMP



STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Marie E. White, a Notary Public for Forsyth County and the aforesaid State, do hereby certify that LARRY L. CROWDER and KATHERINE P. CROWDER, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 6 day of July, 2016.

Marie E. White
Notary Public Name:
My commission expires: 6-19-2020