

2016037900 00168FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$480.00**

PRESENTED & RECORDED

09/23/2016 03:31:10 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3309**PG: 1336 - 1337****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 480.00

Parcel Identifier No.: 6825-74-2889.00 (Block 0663, Lot 038)

Return after recording to: Kangur & Porter, LLP (Box 76)

Mail tax bills to Grantee: 1036 West End Blvd., Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 38, West End Heights

THIS DEED made this 6th day of September, 2016, by and between,

GRANTOR	GRANTEE
SCOTT MATTHEW KEPLINGER and wife, COURTNEY PIECZYNSKI KEPLINGER	LIAM A. O'BOYLE (unmarried)
Mailing Address: 1 Park Vista Lane, Unit 540, Winston-Salem, NC 27101	Mailing Address: 1036 West End Blvd., Winston-Salem, NC 27101

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:

Being known and designated as Lot No. 38, as shown on the Plat of WEST END HEIGHTS, as recorded in Deed Book 97, Page 596 and in Plat Book 8, Page 77, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 1024 West End Blvd., Winston-Salem, NC 27101

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3108, Page 1155, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 8, Page 77.

Submitted electronically by "Kangur & Porter, LLP"
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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.

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

Scott Matthew Keplinger (SEAL)
Scott Matthew Keplinger

Courtney Pieczynski Keplinger (SEAL)
Courtney Pieczynski Keplinger

State of VA City Alexandria
~~North Carolina~~ County of Alexandria

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 herein and in the capacity indicated: Scott Matthew Keplinger and wife, Courtney Pieczynski Keplinger.

Date: 9/6/2016

[Signature]

Notary Public

Patrick Jorstad

printed or typed name of notary public

My Commission Expires: 3/31/2020

PATRICK ALEXANDER JORSTAD



NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
Expires March 31, 2020
ID #: 7673762