


2018047884 00153

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$540.00

 PRESENTED & RECORDED
 12-14-2018 03:20:57 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3438
PG: 2421-2423

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$540.00

 Parcel Identifier No. 6807-62-0054.000 Verified by Forsyth County on the ____ day of _____, 2018
 By: _____

Mail/Box to: Holton Box 66

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

Brief description for the Index: Tract Coral Garden Lane

 THIS DEED made this 12 day of December, 2018, by and between

GRANTOR

Walter Steven Brooks and wife, Sandra S. Brooks

GRANTEE

Liam O'Boyle
Property Address: 3810 Coral Garden Lane
Winston-Salem, NC 27106

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 the primary residence of one or more of the Grantors.

For back title, see Book 1813, Page 1832, Forsyth County Registry

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.

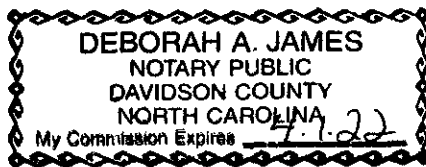
Walter Steven Brooks (SEAL)
Walter Steven Brooks

Sandra S. Brooks (SEAL)
Sandra S. Brooks

State of North Carolina - County of Forsyth

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: Walter Steven Brooks and Sandra S. Brooks.

Date: 12.12.18



Deborah A James
Notary Public
Deborah A James
Print Name
My commission expires: 4.1.22

Exhibit A

LYING AND BEING in Winston Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the southern right-of-way line of Coral Garden Lane, the northwest corner of the property of Billie S. Holmes (Lee), now or formerly (Book 1268, Page 1087, Forsyth County Registry); running thence with the western lines of the aforesaid Holmes, now or formerly and the property of Robah E. Peacock, Jr., now or formerly (Book 964, Page 593, Forsyth County Registry), South $10^{\circ} 31' 00''$ East 239.98 feet to an existing iron pipe located in the northern line of Tax Lot 214, Tax Block 3471, Forsyth County Tax Records; running thence with the northern line of said Tax Lot, South $79^{\circ} 23' 35''$ West 175.00 feet to a point in Lake; running thence North $08^{\circ} 13' 05''$ West 225.87 feet to an existing iron pipe located in the southern line of the property of Howard Gale Henley, now or formerly (Book 1201, Page 428, Forsyth County Registry); running thence with the southern line of said Henley, now or formerly, North $61^{\circ} 23' 50''$ East 111.35 feet to an existing nail in drive; running thence with the southern right-of-way line of Coral Garden Lane the following two (2) courses and distances: (1) on a curve to the left with a radius of 50.00 feet and a chord length of 44.82 feet, South $74^{\circ} 00' 32''$ East to a point and (2) North $79^{\circ} 28' 21''$ East 19.98 feet to an existing iron pipe, the point and place of BEGINNING, and containing 0.950 acres, more or less. Being Tax Lot 305C of Tax Block 3471, Forsyth County Tax Records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 1/28/94; Job No. 7602-1 and entitled "Map For Walter Steven Brooks and wife, Sandra S. Brooks."