

**2020035031 00170**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$300.00**

PRESENTED & RECORDED  
 08/12/2020 02:19:25 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3544**  
**PG: 1373 - 1374**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 300.00

Parcel Identifier No.: 6827-15-9489.00 (Block 6455, Lot 029)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 3810 Coral Garden Lane, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 29, Deacon Ridge, Townhomes, Phase 3, Map 4

THIS DEED made this 11th day of August, 2020, by and between,

GRANTOR	GRANTEE
<b>CLYDE JAY CHRISTMAS and wife,            LAUREN B. CHRISTMAS</b>	<b>LIAM ANDREW JOHN O'BOYLE</b> (unmarried)
Mailing Address: 5428 Williams Place Court, Winston-Salem, NC 27106	Mailing 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 that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**Being** all of Lot No. 29, as shown on the Plat of DEACON RIDGE TOWNHOMES, PHASE 3, MAP 4, as recorded in Plat Book 45, Page 180, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1132 Academic Drive, Winston-Salem, NC 27106

**The property does not include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2363, Page 2290, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 45, Page 180.

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.

 (SEAL)  
Clyde Jay Christmas

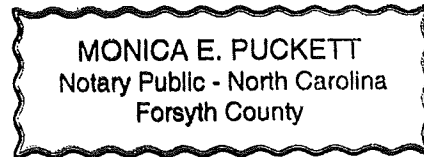
 (SEAL)  
Lauren B. Christmas

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 herein and in the capacity indicated: **Clyde Jay Christmas and Lauren B. Christmas.**

Date: 8/11/2020

  
Notary Public



Monica E. Puckett  
printed or typed name of notary public

My Commission Expires: 8/4/21