

2020039537 00202FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$420.00**

PRESENTED & RECORDED

09/08/2020 01:38:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3550**PG: 830 - 831****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$420.00**Parcel Identifier No. **6866-48-7974.000** Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Wyatt Early Harris, Wheeler, LLP 1912 Eastchester Drive, Suite 400, High Point, NC 27265

This instrument was prepared by: Wyatt Early Harris & Wheeler L. L. P. (R. Bruce Laney)Brief description for the index: **Lot 18, Afton Park**THIS DEED made this 7th day of September, 2020, by and between

GRANTOR	GRANTEE
OSCAR CELEDON RODRIGUEZ AND SPOUSE, BEATRIZ CELEDON PO Box 1593 Kernersville, North Carolina 27285	MICHAEL BRENNAN O'BOYLE AND KAYLA ROSE BLANTON 776 Afton Park Drive Kernersville, North Carolina 27284

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 City of Kernersville, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF Lot 18 of Afton Park, as shown on a map recorded in Plat Book 45 at Pages 125-126 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 776 Afton Park Drive, Kernersville, North Carolina 27284

952075

submitted electronically by "Wyatt Early Harris Wheeler LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3307 at Page 4453

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 45 at Page 125-126

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: All rights of way, easements and enforceable restrictions, if any, of record.

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

Oscar Celedon Rodriguez (SEAL)
OSCAR CELEDON RODRIGUEZ

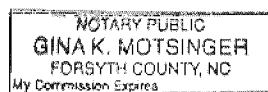
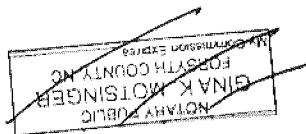
Beatriz Celedon (SEAL)
BEATRIZ CELEDON

State of NORTH CAROLINA; County of *Forsyth*

I, *Gina K. Motsinger*, a Notary Public in the county and state aforesaid, certify that **OSCAR CELEDON RODRIGUEZ AND SPOUSE, BEATRIZ CELEDON** personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

Witness my hand and Notarial stamp or seal this *4th* day of *September*, 2020.

[SEAL]



Gina K. Motsinger
Signature of Notary Public

Gina K. Motsinger
Printed Name of Notary Public

My commission expires: *7/28/2023*