

2021005318 00099

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
02/02/2021 11:36:30 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3584

PG: 1447 - 1448

NORTH CAROLINA QUITCLAIM DEED

Excise Tax Due: \$0.00

NO MONETARY CONSIDERATION

PAID FOR THIS TRANSACTION

NCGS 105-228.29 (6)

Tax Parcel Identification Number (PIN): 27050

Mail after recording to: VYLLA, LLC, 6200 TENNYSON PARKWAY, SUITE 110, PLANO, TX 75024

This instrument was prepared by: PREPARED BY:

FRED HARRISON, BAR NO. 1940

O/B/O BC LAW FIRM, P.A.

1007 CLIFTON TERRACE

KINSTON, NC 28501

THIS DEED made this 2nd day of December, 2020, by and between **E AND W PROPERTY & MANAGEMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY** whose mailing address is 4715 Yadkinville Rd, Unit 278, Pfafftown, NC 27040 (Grantor), and **PAUL J. MONAGHAN AND JOSEPHINE A. MONAGHAN, HUSBAND AND WIFE** whose mailing address is **5780 RIVER BLUFF FARMS ROAD, TOBACCOVILLE, NC 27050** (Grantee).

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. 58 as shown on the Map of WEDGEWOOD, SECTION 1, recorded in Plat Book 21, Page 152 (2) in the Office of the Register of Deeds of Forsyth County North Carolina, reference to which is hereby made for a more particular description.

Submitted electronically by "Vylla Title, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Being the same property conveyed to E AND W PROPERTY & MANAGEMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY by a Deed recorded as Instrument No. 2010038389 in Book RE 2968, Page 695, among the land records of Forsyth County, North Carolina.

The property described herein does not include the primary residence of the Grantor.

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.

No warranties express or implied, are made by the Grantor concerning the property described herein.

IN WITNESS WHEREOF, the said Grantor has signed these presents.

E AND W PROPERTY & MANAGEMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

By: *Paul J. Monaghan*
PAUL J. MONAGHAN

It's: MANAGING MEMBER AND SOLE OWNER OF E AND W PROPERTY
& MANGEMENT LLC, A NORTH CAROLINA
LIMITED LIABILITY COMPANY

State of North Carolina)
County of Forsyth)

I, Notary Public for said County and State, certify that PAUL J MONAFHAN personally came before me this day and acknowledged that they are the MANAGING MEMBER SOLE OWNER of **E AND W PROPERTY & MANAGEMENT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, and that he/she, as said office holder, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this the 2nd day of December, 2020

Nelson Collado-Esteviz
Notary Public
My Commission Expires: 12/19/2021

