

2021015322 00138

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/26/2021 12:28:46 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3597**PG: 298 - 300**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No.: 5897-59-6154 (Block 4633, Lot 028A)

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

Mail tax bills to Grantee: 3646 Community Church Road, Pfafftown, NC 27040

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: 1.10 acres +/-, Community Church Road

THIS DEED made this 25 day of March, 2021 by and between,

GRANTOR	GRANTEE
E AND W PROPERTY & MANAGEMENT, LLC a North Carolina limited liability company	PAUL J. MONAGHAN and wife, JOSEPHINE A. CHUNG MONAGHAN
Mailing Address: 3646 Community Church Road, Pfafftown, NC 27040	Mailing Address: 3646 Community Church Road, Pfafftown, NC 27040

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:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 3646 Community Church Road, Pfafftown, NC 27040

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2968, Page 689, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 69, Page 82.



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.

E and W Property & Management, LLC

By: *Paul J. Monaghan* (SEAL)
Paul J. Monaghan, Member/Manager

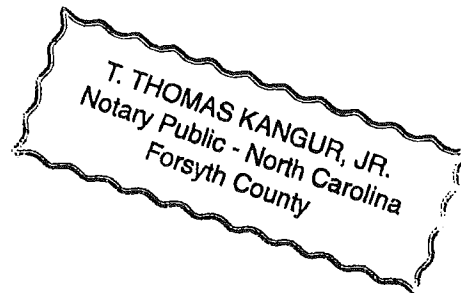
State of North Carolina)
)
County Forsyth)

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: **Paul J. Monaghan, Member/Manager of E and W Property & Management, LLC.** a North Carolina corporation, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 3/25/21

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of Notary Public



My Commission Expires: 6/12/22



Exhibit A

LYING AND BEING in Vienna Township, Forsyth County, North Carolina, and beginning at an iron stake in the west margin of Community Church Road, said stake being the northeast corner of the within described tract and the southernmost corner of the property owned by Julie R. Blink and Earle E. Blink, now or formerly (Deed Book 2571, Page 3563). From this beginning iron going with the right-of-way South $11^{\circ} 53' 05''$ East 116.32 feet to an iron in place, a corner with Rex S. Cline, now or formerly; thence with the Cline's north line South $88^{\circ} 48' 48''$ West 106.98 feet to an iron, a corner for David F. White and Carolyn White (Deed Book 1161, Page 776), now or formerly; thence with the White line South $89^{\circ} 30' 49''$ West 147.55 feet to an iron in place to a corner with Thomas Clyde Bridges, now or formerly; thence with the Bridges line South $89^{\circ} 21' 57''$ West 244.42 feet to an iron in place and also a corner for Skylark Farms Ltd. Partnership (Deed Book 1954, Page 1903), now or formerly; thence with the Skylark Farms east line North $03^{\circ} 19' 01''$ East 89.44 feet to an iron in the line of Skylark Farms and a corner for Julie R. Blink and Earle E. Blink (Deed Book 2571, Page 3563); thence with the Blink south line North $87^{\circ} 19' 00''$ East 327.25 feet to an iron; thence continuing with the Blink line North $83^{\circ} 51' 02''$ East 143.71 feet to the point and place of Beginning, and being 1.10 acres, or 48,115 square feet, as per the survey by Robert K. Russell, RLS, on June 28, 2006, by Associated Surveying & Engineering, PC, 108 State Street, Greensboro, NC 27408, for Paul J. Monaghan and Josephine C. Monaghan.

See Deed Book 1263, page 670, Forsyth County Registry. See also Book 788, page 263, and Book 152, page 57.

Tax Parcel Number: 5897-59-6154 (Block 4633, Lot 028A)

Property Address: 3646 Community Church Road, Pfafftown, NC 27040

