



2022010987 00125
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 03-07-2022 12:19:18 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3680
PG: 1251-1253

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No.: 5897-59-6154 (Block 4633, Lot 028A)
 Return after recording to: E and W Property & Mgt., LLC, 4715 Yadkinville Rd., Unit 278, Pfafftown, NC 27040
 Mail tax bills to Grantee: 4715 Yadkinville Rd., Unit 278, Pfafftown, NC 27040
 This instrument was prepared by: Paul J. Monaghan, CPA
 Brief description for the Index: 1.10 acres +/-, 3646 Community Church Road

THIS DEED made this day of March , 2022 by and between,

GRANTOR	GRANTEE
PAUL J. MONAGHAN and wife, JOSEPHINE A. CHUNG MONAGHAN Mailing Address: 3646 Community Church Road, Pfafftown, NC 27040	E AND W PROPERTY & MANAGEMENT, LLC a North Carolina limited liability company 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 3597, Page 298, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 69, Page 82.

Original to: Josephine Monaghan

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