

**2023024062 00177**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$467.00

PRESENTED & RECORDED:

07-17-2023 04:20:09 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3763**PG: 3408-3409****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$467.00 Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101This instrument was prepared by: Mark J. Chiarello, 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 as shown on the Plat of Deacon Ridge Townhomes, Phase 3, Map 4THIS DEED made this 13 day of July, 2023, by and between**GRANTOR**Liam Andrew O'Boyle AKA Liam Andrew John O'Boyle and
Amy Leigh Wagner
3810 Coral Garden Lane
Winston Salem, NC 27106**GRANTEE**Michael Bartlett and Laura Bartlett
as Tenants by Entirety
6047 NW 90th Ave
Parkland, FL 33067

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

Lot 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3544 page 1373.

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

A map showing the above described property is recorded in Plat Book 45 page 180.

Original to: Gerard Cass

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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina, if an entity by its duly authorized representative.

Name: Liam Andrew O'Boyle

Name: Amy Leigh Wagner

Name: _____

Name: _____

Entity Name _____

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Mark J. Chiarello, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 13 day of July, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Liam Andrew O'Boyle and Amy Leigh Wagner

Affix Notary Seal/Stamp

MARK J. CHIARELLO
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires September 7, 2025

[Signature]
Notary Public (Official Signature)

My commission expires: 9/7/25