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2025005765 00145

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-25-2025 04:08:31 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPT

BK: RE 3849

PG: 4423-4425

Box 179

North Carolina General Warranty Deed

Excise Tax: \$0

Pin: 6807-62-0054

Box 179

Mail/Box to: Chiarello & Wagner, PLLC 301 N. Main St. Ste. 2503 Winston Salem, NC 27101This instrument was prepared by: Christopher Linton, 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.

NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Tract Coral Garden LaneTHIS DEED made this 25 day of Feb, 2025, by and between:

GRANTOR

Liam O'Boyle, a married man

GRANTEE

**Liam O'Boyle and spouse,
Amy Wagner
3810 Coral Garden Lane
Winston Salem, NC 27106**

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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A, incorporated herein by reference.Property Address: **3810 Coral Garden Lane**

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 3438, Page 2421.


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, with the exception of
the following items:

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

Subject property is X is not _____ the Grantors primary residence.

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

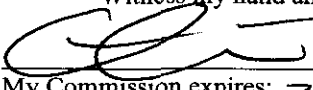


Liam O'Boyle

State of North Carolina - County of Forsyth.

I, the undersigned Notary Public of the County and State aforesaid, certify that **Liam O'Boyle** personally came
before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal, this 25 day of Feb, 20 25.


My Commission expires: 29 Jul 25

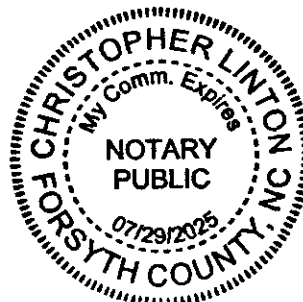


Exhibit A

LYING AND BEING in Winston Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the southern right-of-way line of Coral Garden Lane, the northwest corner of the property of Billie S. Holmes (Lee), now or formerly (Book 1268, Page 1087, Forsyth County Registry); running thence with the western lines of the aforesaid Holmes, now or formerly and the property of Robah E. Peacock, Jr., now or formerly (Book 964, Page 593, Forsyth County Registry), South $10^{\circ} 31' 00''$ East 239.98 feet to an existing iron pipe located in the northern line of Tax Lot 214, Tax Block 3471, Forsyth County Tax Records; running thence with the northern line of said Tax Lot, South $79^{\circ} 23' 35''$ West 175.00 feet to a point in Lake; running thence North $08^{\circ} 13' 05''$ West 225.87 feet to an existing iron pipe located in the southern line of the property of Howard Gale Henley, now or formerly (Book 1201, Page 428, Forsyth County Registry); running thence with the southern line of said Henley, now or formerly, North $61^{\circ} 23' 50''$ East 111.35 feet to an existing nail in drive; running thence with the southern right-of-way line of Coral Garden Lane the following two (2) courses and distances: (1) on a curve to the left with a radius of 50.00 feet and a chord length of 44.82 feet, South $74^{\circ} 00' 32''$ East to a point and (2) North $79^{\circ} 28' 21''$ East 19.98 feet to an existing iron pipe, the point and place of BEGINNING, and containing 0.950 acres, more or less. Being Tax Lot 305C of Tax Block 3471, Forsyth County Tax Records. The foregoing description was taken from a plat of survey prepared by Larry L. Callahan Surveying Co., Inc.; dated 1/28/94; Job No. 7602-1 and entitled "Map For Walter Steven Brooks and wife, Sandra S. Brooks."