



2013021429 00263
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 05-10-2013 03:28:29 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3122
PG: 1746-1748

Mail deed and tax bills to Grantee: **208 Richmond Terrace, Kernersville, NC 27284**

ENVELOPE

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: NTC

Brief description: **Unit 208, Building 65, The Condominiums at McConnell Subdivison-Phase Two**

GENERAL WARRANTY DEED

THIS DEED made this 10th day of May, 2013, by and between:

<p>GRANTOR:</p> <p>STEVEN M. O'BOYLE (Free Trader) (Free Trader Agreement recorded in Book <u>3122</u>, Page <u>1741</u>, Forsyth County Registry.) and LINDA S. O'BOYLE and husband, VINCENT O'BOYLE</p> <p>Grantor address: 208 Richmond Terrace Kernersville, NC 27284</p>	<p>GRANTEE:</p> <p>STEVEN M. O'BOYLE and LINDA S. O'BOYLE and husband, VINCENT O'BOYLE</p> <p>as joint tenants with right of survivorship (and not as tenants in common)</p> <p>Grantee address: 208 Richmond Terrace Kernersville, NC 27284</p>
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The property conveyed does not include the primary residence of the Grantor.

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 attached **Exhibit A** which is incorporated herein by reference.

Property Address: **208 Richmond Terrace, Kernersville, NC 27284.**

Purpose: The purpose of this deed is to create a joint tenancy with right of survivorship in Steven M. O'Boyle and Linda S. O'Boyle and husband, Vincent O'Boyle. It is the intent of this deed that the property be currently owned as follows:

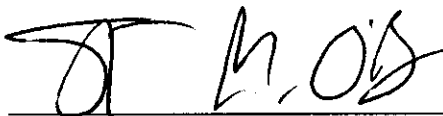
Steven M. O'Boyle	½ undivided interest as a joint tenant with right of survivorship
Linda S. O'Boyle and husband, Vincent O'Boyle, as tenants by the entireties	½ undivided interest as a joint tenant with right of survivorship

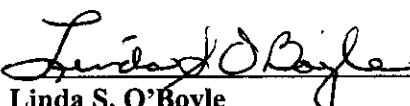
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

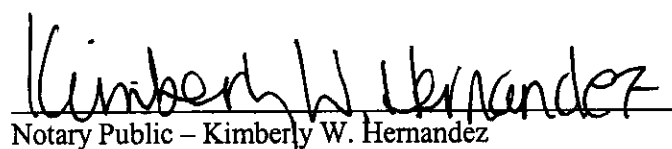

 _____ (Seal)
 Steven M. O'Boyle


 _____ (Seal)
 Linda S. O'Boyle


 _____ (Seal)
 Vincent O'Boyle

North Carolina, Forsyth County
 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 therein and in the capacity indicated:
Steven M. O'Boyle, Linda S. O'Boyle and Vincent O'Boyle

May 10, 2013


 Notary Public – Kimberly W. Hernandez

My Commission Expires: July 25, 2015

Place notary seal below this line:

KIMBERLY W. HERNANDEZ
 Notary Public - North Carolina
 Forsyth County

EXHIBIT A

**Steven M. O'Boyle and Linda S. O'Boyle and husband, Vincent O'Boyle
Unit 208, Building 65, The Condominiums at McConnell Subdivision-Phase Two
Condominium Plat Book 7, Pages 69-70
208 Richmond Terrace**

Property Description:

BEING KNOWN AND DESIGNATED as **Unit 208 in Building 65 of The Condominiums at McConnell Subdivision-Phase Two** as shown on a map and plat of same which is recorded in **Condominium Plat Book 7, Pages 69-70**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with and subject to all conditions, rights and easements and the undivided interest in the common area set forth in the Declaration of Condominium (and any amendments thereto) for The Condominiums at McConnell Subdivision, including but not limited to the documents recorded in Book 2263, Page 1915; Book 2296, Page 3957; Book 2318, Page 1955; Book 2323, Page 5061; Book 2329, Page 1484; Book 2353, Page 3904; Book 2394, Page 1044; Book 2410, Page 1794; Book 2423, Page 2863; Book 2443, Page 1425; Book 2465, Page 3149; Book 2532, Page,207 (rerecorded in Book 2542, Page 3297); Book 2540, Page 2497; Book 2548, Page 4360 (rerecorded in Book 2555, Page 1831); Book 2587, Page 1745; Book 2610, Page 1254; Book 2620, Page 2393; Book 2646, Page 1786; Book 2646, Page 1794; Book 2693, Page 400; Book 2693, Page 408; Book 2701, Page 4039; Book 2776, Page 1438 and Book 2832, Page 3103, Forsyth County Registry.

TOGETHER with and subject to all conditions, rights and easements set forth in the Master Declaration of Covenants, Conditions and Restrictions (and amendments thereto) recorded in Book 2258, Page 2998 and Book 2287, Page 3383, Forsyth County Registry.

This is the same property as described in Book 3085, Page 2826 and Book 3085, Page 2828, Forsyth County Registry and is designated as Tax PIN 6886-03-5480.00 (Block 5436C, Lot 208) on the Forsyth County tax maps.