



2014019370 00229

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$252.00

PRESENTED & RECORDED:
06-02-2014 04:37:35 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3181
PG: 2731-2732

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 252⁰⁰

Parcel Identifier No.: 6825-74-3745.00 (Block 0663, Lot 035)
 Return after recording to: Kangur & Porter, LLP (box 76)
 Mail tax bills to Grantee: 1036 West End Blvd., Winston-Salem, NC 27101
 This instrument was prepared by: T. Thomas Kangur, Jr.
 Brief description for the Index: Lot 35, West End Heights

THIS DEED made this 7th day of May, 2014, by and between,

GRANTOR	GRANTEE
<p>SAMUEL A. SUE JR. and wife CECELIA J. SUE Mailing Address: 1307 Hobbs Rd., Greensboro, NC 27410</p>	<p>LIAM ANDREW O'BOYLE, unmarried Mailing Address: 1036 West End Blvd., Winston-Salem, NC 27101</p>

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

LYING AND BEING in the City of Winston-Salem, fronting 50 feet on the east side of West End Boulevard, and of that width extending back in an eastwardly direction 120.1 feet in the south line and 113 feet in the north line to the west line of Lot No. 30, and being known and designated on the plat of "WEST END HEIGHTS" property as Lot No. 35, and for a more particular description of said lot, reference is hereby had to said plat recorded in the Register of Deeds Office of Forsyth County, North Carolina, in Book 97, Page 596 and in Plat Book 8, Page 77, Forsyth County Registry.

Property Address: 1036 West End Blvd., Winston-Salem, NC 27101

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1724, Page 923, Forsyth County Registry.
 A map showing the above described property is recorded in Plat Book 8, Page 77.

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.

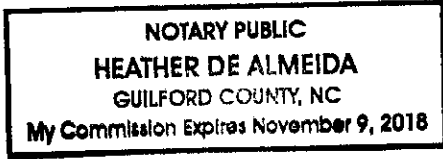
Samuel A. Sue (SEAL)
Samuel A. Sue Jr.

Cecelia J. Sue (SEAL)
Cecelia J. Sue

State of North Carolina, County of Guilford

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: Samuel A. Sue Jr. and wife Cecelia J. Sue.

Date: 5-13-14



Heather de Almeida
Notary Public

My Commission Expires: 11-9-18

Heather de Almeida
printed or typed name of notary public