2022010988 00126
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: 1254-1256

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC
Parcel Identifier No.: PIN# 6809-71-9929.00 Return after recording to: Grantees Box 76- Jenny
This instrument was prepared by: Paul J. Monaghan, CPA ***NO TITLE SEARCH REQUESTED NOR PERFORMED***

Brief description for the Index: Block 5020, Lot 058

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

GRANTOR	GRANTEE
PAUL J. MONAGHAN and wife, JOSEPHINE A. CHUNG MONAGHAN Mailing address: **1915 Echo Trail, Pfafftown, NC27040**	**E and W PROPERTY & MANAGEMENT, LLC** **A North Carolina Limited Liability Company** Mailing address: **1915 Echo Trail 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 an undivided interest in 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
GIFT DEED

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3584, Page 1447, Forsyth County Registry.
A map showing the above described property is recorded in Plat Book 21, Page 152

Original to: Josephine Monaghan

TO HAVE AND TO HOLD an undivided interest in 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.

Paul J. Monaghan (SEAL)

Josephine A. Chung Monaghan (SEAL)

State of North Carolina)
)
County Forsyth)

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: **Paul J. Monaghan, and wife Josephine A. Chung Monaghan.**

Date: March 7th, 2022

Notary Public

Christopher West

printed or typed name of Notary Public

My Commission Expires: 9-30-2023

CHRISTOPHER WEST
Notary Public
Forsyth Co., North Carolina
My Commission Expires Sept. 30, 2023

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 58 as shown on the Map of WEDGEWOOD, SECTION 1, recorded in Plat Book 21, Page 152 (2) in the Office of the Register of Deeds of Forsyth County North Carolina, reference to which is hereby made for a more particular description.

BEING THE SAME AND IDENTICAL PROPERTY as described in Deed Book 2940, Page 1629, FCR.

Pin# 6809-71-9929.00, Block 5020, Lot 059, Forsyth County Tax Office. Addressed as: 1915 Echo Trail, Pfafftown, NC 27040