

**2023009231 00168**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED:

03-23-2023 04:25:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3745**PG: 3314-3316***Box 179***NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$340.00 Parcel Identifier No. 6807-62-1099-000 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This 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 20 unrecorded map of Howard C. Kiger

THIS DEED made this 23 day of March, 2023, by and between

GRANTOR

Ronnie Eugene Lee, Jr., an unmarried man
 245 Keating Dr.
 Winston-Salem, NC 27104

GRANTEE

Liam Andrew O'Boyle, a married man
 3801 Coral Garden Lane
 Winston Salem, NC 27106

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:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3640 page 3390.

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 ____ page ____.

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.

Ronnie Eugene Lee, Jr.

Name: Ronnie Eugene Lee, Jr.

Entity Name

Name:

By:

Name:

Title:

Name:

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 23 day of March, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Ronnie Eugene Lee, Jr.

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

EXHIBIT A

BEGINNING at an iron stake in the Western right-of-way line of the proposed Sunnydell Drive, 30 feet from its center, said iron stake also being South 10° 31' West 349.2 feet from the Southeast corner of a lot formerly owned by C.G. Ratledge and running thence from said beginning point along the Western right-of-way line of said Sunnydell Drive South 10° 31' East 120 feet to an iron stake; thence South 79° 29' West 180 feet to an iron stake; thence North 10° 31' West 120 feet to an iron stake in the Southern boundary of the proposed Coral Lane; thence North 79° 29' East 180 feet to an iron stake, the place and point of BEGINNING. All in accordance with an unrecorded map of Howard C. Kiger dated 1961 by Joyce Mapping Company and being known as Lot No. 20 of said map.

In addition to the above described real property the parties of the first part give, grant and convey unto the parties of the second part, their heirs and assigns forever, a perpetual right and easement of egress, ingress and regress over and upon the following described property which shall run with the land.

BEGINNING at an iron stake in the western right-of-way line of proposed Sunnydell Drive, said iron stake also being the southeast corner of a lot formerly owned by Larry F. Blevins and running thence from said beginning point South 10° 31' East 589.2 feet to an iron stake; thence North 79° 29' East 60 feet to an iron stake; thence North 10° 31' West 905 feet more or less to an iron stake, a point in the present Sunnydell Drive right-of-way; thence with the present Sunnydell Drive right-of-way North 61° 52' West 60 feet more or less to a point; thence South 69° 54' West 15.46 feet to an old iron; thence with the eastern boundary of a lot formerly owned by Blevins South 10° 31' East 348.8 feet to an iron stake, the place of BEGINNING.