



2011042118 00074
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
11-01-2011 11:57:02 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: A GORDON
DPTY

BK: RE 3027
PG: 2028-2030

ENVELOPE

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: 0.00	Recording Time, Book and Page
Tax Map No. 6805-94-7962.00	Parcel Identifier No. 3993 09R

Mail after recording to: Grantee at: 204 Kyle Road, Winston-Salem, NC 27104
This instrument was prepared by: D.P. Mast, Jr. (NO TITLE SEARCH REQUESTED NOR PERFORMED)

THIS DEED made this 27th day of April, 2010 by and between

GRANTOR

Hollie G. Boland (f/k/a Hollie G. Acevedo)

Address:

GRANTEE

Daniel J. Boland
Property Address: 204 Kyle Road, Winston-Salem, NC 27104

Address: 204 Kyle Road, Winston-Salem, NC 27104

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 and more particularly described as follows:

Being known and designated as Lot #9 as shown on the Map of Dr. J.R. Secrest, Section 3, and recorded in Plat Book 20 at Page 62 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is made for a more particular description.

This deed is prepared in accordance with the terms of an unrecorded Separation Agreement and conveys full fee simple title to the Grantee.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1720, Page 3978, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 20, Page 62, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, restrictions, rights of way of record and any mortgages or unpaid taxes, which are assumed by Grantee. Subject to current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Daniel J. Boland (SEAL)
Daniel J. Boland - spouse

By: _____
Title: _____

Hollie G. Boland (SEAL)
Hollie G. Boland (f/k/a Hollie G. Acevedo)

By: _____
Title: _____

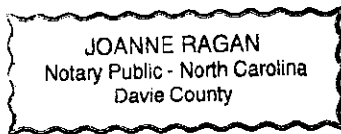
(SEAL)

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 signed the foregoing document: Hollie G. Boland

Witness my hand and official stamp or seal, this the 5th day of May, 2010.

My Commission Expires: 12-18-2011



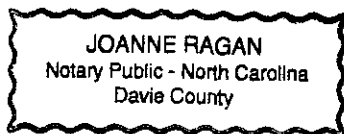
Joanne Ragan
Notary Public
Print Notary Name: Joanne Ragan

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 signed the foregoing document: Daniel J. Boland

Witness my hand and official stamp or seal, this the 6th day of May, 2010.

My Commission Expires: 12-18-2011



Joanne Ragan
Notary Public
Print Notary Name: Joanne Ragan

Exhibit "A"

BEING known and designated as Lot #9 as shown on the Map of Dr. J. R. Secrest, Section 3, and recorded in Plat Book 20 at page 62 in the Office of the Register of Deeds of Forsyth County, to which map further reference is made for a more particular description.