

2019022024 00129

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$660.00

PRESENTED & RECORDED

06/11/2019 01:47:36 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3465**PG: 327 - 328****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 660.00

Parcel Identifier No.: 5892-07-4704.00 (Block 4213A, Lot 009)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 6810 Doublegate Drive, Clemmons, NC 27012

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 9, Doublegate, Section 1

THIS DEED made this 11th day of June, 2019, by and between,

GRANTOR	GRANTEE
<p data-bbox="284 1115 631 1182">RYAN LEAHY and wife, AMANDA LEAHY</p> <p data-bbox="363 1211 552 1241">Mailing Address:</p>	<p data-bbox="889 1110 1425 1178">STEVEN JAMES MOULD and wife, EKATERINA ALEXANDRA MOULD</p> <p data-bbox="1062 1207 1252 1236">Mailing Address:</p> <p data-bbox="906 1236 1409 1266">6810 Doublegate Drive, Clemmons, NC 27012</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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 9, DOUBLEGATE, SECTION 1, as recorded in Plat Book 37 at Pages 77-78, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 6810 Doublegate Drive, Clemmons, NC 27012

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3277, Page 1582, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 37, Pages 77-78.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Ryan Leahy (SEAL)
Ryan Leahy

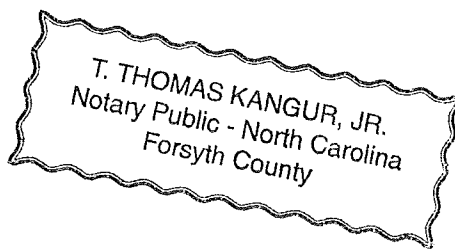
Amanda Leahy (SEAL)
Amanda Leahy

State of North Carolina, County of *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: **Ryan Leahy and Amanda Leahy.**

Date: *6/11/19*

T. Thomas Kangur, Jr.
Notary Public



T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: *6/12/22*