

2019039861 00155

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$340.00

PRESENTED & RECORDED

10/04/2019 12:33:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3485

PG: 3526 - 3527

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$340.00

PIN: 6805-94-7962.000

Mail/Box to: Grantee: 204 Kyle Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Dan Womble, Attorney at Law

Brief description for the index: Lot 9 Map of Dr. J.R. Secrest, Section 3, PB 20, Pg 62

THIS DEED made this 1st day of October, 2019 by and between

GRANTOR	GRANTEE
<p>Daniel J. Boland and wife, Diem K. Nguyen 365 N. Pickens Bridge Road, Apt. 120 Piney Flats, TN 37686</p>	<p>Robert Allen Michael (unmarried) 204 Kyle Road Winston-Salem, NC 27104</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 parcels of land situated in Forsyth County, North Carolina 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.

Property address: 204 Kyle Road, Winston-Salem, NC 27104

All or a portion of the property herein conveyed includes or does not include the primary residence of a 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, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any. 2019 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing instrument as of the day and year first above written.

[Signature] (SEAL)
Daniel J. Boland

[Signature] (SEAL)
Diem K. Nguyen

State of NC - County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Daniel J. Boland and Diem K. Nguyen personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1 day of October, 2019.

[Signature]
Angela W. Campbell Notary Public
Notary's Printed or Typed Name

My Commission Expires:
(Affix Seal)

ANGELA W. CAMPBELL
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires Feb. 9, 2022