

**2021020819 00142**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$480.00**

PRESENTED &amp; RECORDED

04/22/2021 01:57:48 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3604****PG: 401 - 402****NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: **\$480.00**

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **6807-54-9180.000**Property Address: **3830 WHITEHAVEN ROAD, WINSTON-SALEM, NC 27106.**

Mail after recording to: Grantee at property address.

This instrument was prepared by: CLINT CALAWAY, 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.

THIS DEED made this 19th day of **APRIL, 2021** by and between**GRANTOR**CHARLES ROBERT MCOUAT AND WIFE,  
ALANA KATHRYN MCOUAT  
4140 HOLLY HILL LANE  
WINSTON-SALEM, NC 27106**GRANTEE**ERIC MATTHEW SPRIEGEL AND,  
BRITTANY NICOLE PARRISH  
3830 WHITEHAVEN ROAD  
WINSTON-SALEM, NC 27106

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 NO. 1 AS SHOWN ON THE MAP OF FORSYTH FOREST AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 49 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2009, Page 3033, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 21, Page 49, 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, save and except easements, restrictions, and rights of way as appear of record, and 2021 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

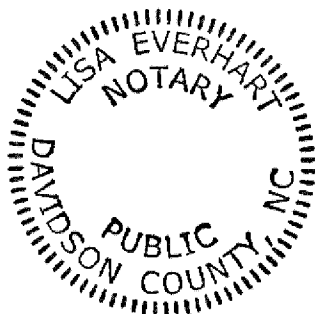
Charles Robert McQuat (SEAL)  
CHARLES ROBERT MCOUAT

Alana Kathryn McQuat (SEAL)  
ALANA KATHRYN MCOUAT

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: **CHARLES ROBERT MCOUAT AND WIFE, ALANA KATHRYN MCOUAT**

Witness my hand and official stamp or seal, this the 19 day of April, 2021.



Lisa Everhart  
Notary Public

Print Notary Name: Lisa Everhart

My Commission Expires: 4-20-24