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 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$754.00
 PRESENTED & RECORDED
 08/12/2021 12:11:31 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY
BK: RE 3632
PG: 2902 - 2904

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 754.00

Parcel Identifier No.: 6876-15-0484.000 Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: Lot 5, Savannah

THIS DEED made this _____ day of _____, 2021, by and between

GRANTOR	GRANTEE
<p>DANIEL R. COFFEY And spouse, MARYELLEN PENGILLY</p> <p>Address: _____</p>	<p>TIMOTHY S. CAHILL, Unmarried</p> <p>Property Address: 110 Savannah Court Kernersville, NC 27284</p>

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of _____, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed _____ includes, or _____ does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 3200, Page 3001.

A map showing the above-described property is recorded in Plat Book 38, Page 34.

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:

Any easements, restrictions, or rights of way of record.
2021 ad valorem taxes.

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

[Signature] (SEAL)
Daniel R. Coffey
[Signature] (SEAL)
Maryellen Pengilly

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Daniel R. Coffey** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 12 day of August, 2021.

[NOTARY SEAL] SETH M GERRINGER
Notary Public
North Carolina
Alamance County

[Signature]
Print Name: Seth M Geringer

My Commission Expires: 7.7.24

STATE OF NC COUNTY OF Guilford

I, the undersigned, a Notary Public of the state of NC, Alamance county, certify that **Maryellen Pengilly** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 12 day of August, 2021.

[NOTARY SEAL] SETH M GERRINGER
Notary Public
North Carolina
Alamance County

[Signature]
Print Name: Seth M Geringer

My Commission Expires: 7.7.24

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 5 as shown on the map of SAVANNAH, as recorded in Plat Book 38, Page 34 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

**Property Address:
110 Savannah Court
Kernersville, NC 27284**

PARCEL # 6876-15-0484.000