

**2022027231 00061**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$956.00**PRESENTED & RECORDED  
06/08/2022 09:44:39 AMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3699

PG: 4188 - 4189

submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 956.00

Recording Time, Book, and Page

Parcele Identifier No: **5882-98-9383.000**

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 19<sup>th</sup> day of MAY 2022 by and between

GRANTOR

**CHEN SONG AND WIFE, WEIHUA WANG**

GRANTEE

**MATTHEW D. HOLLAND**

**6825 GRAY MOSS CT., CLEMMONS, NC 27012**

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 all of Lot No. 21, as shown on a recorded plat entitled DOUBLEGATE, SECTION 2, as developed by The New Fortis Corporation, said plat being recorded in Plat Book 38, Page 12, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.**

**The above-described property is subject to the restrictive covenants as recorded in Deed Book 1854, Page 2780, and modified in Deed Book 1870, Page 3235, in the office of the Register of Deeds of Forsyth County, North Carolina.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3179 Page 2360, FORSYTH County Registry.

A map showing the above-described property is recorded in Plat Book 38 Pages 12 and referenced within this instrument.

The above-described property 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 2022 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 their hands and seals the day and year first above written.

Chen Song (SEAL)  
CHEN SONG

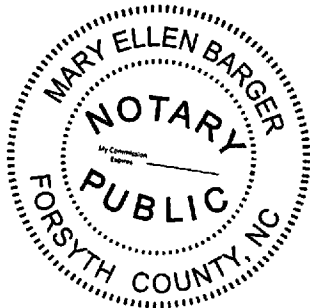
Wei Hua Wang (SEAL)  
WEIHUA WANG

STATE OF NC

COUNTY OF Forsyth

Mary Ellen Barger, A Notary Public of Forsyth County, State of North Carolina certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **CHEN SONG AND WEIHUA WANG**

Witness my hand and official stamp or seal, this the 19th day of May, 2022.



Mary Ellen Barger  
Notary Public

Print Notary Name: Mary Ellen Barger

My Commission Expires: 2-16-24