

2022028775 00175

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED
06/16/2022 03:05:14 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3701
PG: 3142 - 3144

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$30.00**

Recording Time, Book and Page:

Tax Map No. **6836169439**

Parcel Identifier No:

Mail after recording to: **GRANTEE**

This instrument was prepared by: **SEAN C. WALKER**

THIS DEED made this 13th day of June, 2022, by and between

GRANTOR

DENISE CHINCHILLA and husband, MARLON CHINCHILLA

Mailing Address: 0 WEST 28TH STREET WINSTON-SALEM, NC 27105

GRANTEE

EYRIE PROPERTIES, LLC

Mailing Address: PO BOX 3965 MOORESVILLE, NC 28115

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:

SEE EXHIBIT A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3584, Page 2892, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

Does the above described property include the primary residence (yes/no)?

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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Denise Chinchilla (SEAL)
DENISE CHINCHILLA

Marlon J. C. (SEAL)
MARLON CHINCHILLA

State of North Carolina, mecklenburg 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: DENISE CHINCHILLA, MARLON CHINCHILLA. Witness my hand and official stamp or seal, this the 14th day of June, 2022

My Commission Expires: 2/7/27

Amanda Helms
Notary Public

AMANDA HELMS
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires February 7, 2027

Print Notary Name: Amanda Helms

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at an iron stake in the south line of 28th Street, the northwest corner of Lot No. 195 on the map of Bon Air-Greenway Place, as in Plat Book 8, page 109, in the office of the Register of Deeds of Forsyth County, North Carolina; running thence with the south line of 28th Street if extended Westwardly 50 feet to a stake; thence southwardly on a line parallel with the line of Bon Air-Greenway Place, 251.8 feet, more or less, to a stake, the northwest corner of William D. Harwood, et ux, thence with Harwood's north line eastwardly 50 feet to a stake in the west line of Bon Air-Greenway Place; thence with the west line of said development, Northwardly 251.8 feet to the BEGINNING.