

2024013409 00139FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$888.00PRESENTED & RECORDED
04/29/2024 02:37:50 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3803
PG: 4203 - 4204

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: **888.00**

Parcel Identifier No. 6876-15-0484.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 23rd day of April, 2024 by and between

GRANTOR

**ANGELA GAIL TOBLER (UNMARRIED) AND
EXECUTOR OF THE ESTATE OF TIMOTHY SEAN CAHILL
P. O. BOX 155, BARNSDALL, OK 74002
(HEIR OF TIMOTHY SEAN CAHILL-24E384)**

GRANTEE

**JOHN ROBERT BOYLAN AND WIFE, DIANE LENORE BOYLAN
110 SAVANNAH COURT, KERNERSVILLE, NC 27284**

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 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 MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by the Estate of Timothy Sean Cahill-24E384 and by instrument recorded in Book 3632, Page 2902, Forsyth County Registry.

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 except for the exceptions hereinafter stated.

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

Angela Gail Tobler (SEAL)
ANGELA GAIL TOBLER

_____ (SEAL)

STATE OF OKLAHOMA - Washington COUNTY

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he signed the foregoing document: **ANGELA GAIL TOBLER (UNMARRIED) AND EXECUTOR OF THE ESTATE OF TIMOTHY SEAN CAHILL.** Witness my hand and official stamp or seal, this 23 day of April, 2024.

My Commission Expires:

Christin Janeway
Notary Public

Print Notary Name:

Christin Janeway

