

**2024025711 00136**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$720.00**

PRESENTED & RECORDED  
 08/01/2024 02:31:55 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
 BK: RE 3819  
 PG: 1895 - 1897

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

**Excise Tax: \$720.00**

**Parcel Identifier No.: 6889-63-7904.000**

Brief description for index: **Lot 82, Deer Path, Section 1**

Mail deed/taxes after recording to Grantee: **9337 Deer Path Lane, Kernersville, NC 27284**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 30<sup>th</sup> day of July, 2024 by and between

**GRANTOR:**

**JAMES M. O'REILLY III and wife,  
 GRETCHEN T. O'REILLY**

Address: 5210 Red Fox Drive  
 Oak Ridge, NC 27310

**GRANTEE:**

**TAYLOR LEIGH HUCKS and husband,  
 ALEXANDER MATIS NOEVERE**

Address: 9337 Deer Path Lane  
 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 situated in **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 hereinabove described was acquired by Grantor by instrument recorded in **Book 1893, Page 2328, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

A map showing the above described property is recorded in Plat Book **32, Page 149**, 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.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

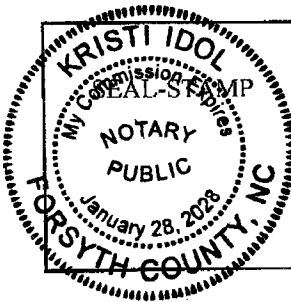
Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

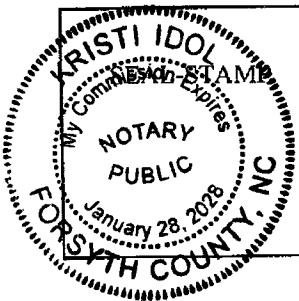
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: *James M. O'Reilly III* (SEAL)  
JAMES M. O'REILLY III



STATE OF NC COUNTY OF Forsyth  
I, Kristi Idol, a Notary Public of Forsyth County of the State of NC, do hereby certify that **JAMES M. O'REILLY III** personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of July, 2024.  
My Commission Expires: 01/28/2028 Kristi Idol Notary Public

By: *Gretchen T. O'Reilly* (SEAL)  
GRETCHEN T. O'REILLY



STATE OF NC COUNTY OF Forsyth  
I, Kristi Idol, a Notary Public of Forsyth County of the State of NC, do hereby certify that **GRETCHEN T. O'REILLY** personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 30 day of July, 2024.  
My Commission Expires: 01/28/2028 Kristi Idol Notary Public

**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**BEING KNOWN and designated as Lot 82, "Deer Path, Section One" as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 32, Page 149, reference to which is hereby made for a more particular description.**

**PROPERTY ADDRESS: 9337 DEER PATH LANE, KERNERSVILLE, NC 27284  
PARCEL ID #: 6889-63-7904.000**