



2022010988 00126
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 03-07-2022 12:19:18 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3680
PG: 1254-1256

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No.: PIN# 6809-71-9929.00 Return after recording to: Grantees Box 76- Jenny

This instrument was prepared by: Paul J. Monaghan, CPA **NO TITLE SEARCH REQUESTED NOR PERFORMED**

Brief description for the Index: Block 5020, Lot 058

THIS DEED made this __ day of March, 2022, by and between,

GRANTOR	GRANTEE
PAUL J. MONAGHAN and wife, JOSEPHINE A. CHUNG MONAGHAN Mailing address: 1915 Echo Trail, Pfafftown, NC 27040	E and W PROPERTY & MANAGEMENT, LLC A North Carolina Limited Liability Company Mailing address: 1915 Echo Trail Pfafftown, NC 27040

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 an undivided interest in 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
 GIFT DEED**

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐ , does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3584, Page 1447, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 21, Page 152

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot No. 58 as shown on the Map of WEDGEWOOD, SECTION 1, recorded in Plat Book 21, Page 152 (2) in the Office of the Register of Deeds of Forsyth County North Carolina, reference to which is hereby made for a more particular description.

BEING THE SAME AND IDENTICAL PROPERTY as described in Deed Book 2940, Page 1629, FCR.

Pin# 6809-71-9929.00, Block 5020, Lot 059, Forsyth County Tax Office. Addressed as: 1915 Echo Trail, Pfafftown, NC 27040