

**2019010874 00185**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$230.00**  
 PRESENTED & RECORDED  
 03/28/2019 03:20:50 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: EVELYN R. DIXON  
 DPTY  
**BK: RE 3452**  
**PG: 1568 - 1572**

**NORTH CAROLINA  
 GENERAL WARRANTY DEED**

**Excise Tax: \$230.00**

**Parcel Identifier No.:** 6865-88-4505.000

Brief description for index: Part Lot 34, Sun Meadows, Section 2

Mail deed/taxes after recording to Grantee: 641 Sun Meadows Dr. Kernersville, NC 27284

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

THIS DEED made this 28<sup>th</sup> day of March, 2019 by and between

<p><b>GRANTOR:</b></p> <p><b>JAMES L. VESTAL AND WIFE, PATRICIA TYNER,                  TIMOTHY W. VESTAL AND WIFE, KIMBERLY                  FORREST VESTAL                  WILLIAM VESTAL, UNMARRIED</b></p> <p><b>HEIRS OF CLAUDIA T. VESTAL, FORSYTH COUNTY 14                  E 1045</b></p> <p>Address:</p>	<p><b>GRANTEE:</b></p> <p><b>I BUY HOUSES, LLC, a North Carolina Limited Liability                  Company</b></p> <p>Property Address: <b>690 Sun Meadows Drive                  Kernersville, NC 27284</b></p>
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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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1233, Page 1651 FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 5 Page 318 and referenced within this instrument.

Does the above described property include the primary residence?     YES     NO

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.

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:

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.

*James L Vestal* \_\_\_\_\_ (SEAL)  
JAMES L VESTAL

*Patricia Tyner Vestal* \_\_\_\_\_ (SEAL)  
PATRICIA TYNER VESTAL

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>JAMES L. VESTA AND PATRICIA TYNER VESTAL</u> . Witness my hand and official stamp or seal, this <u>28<sup>th</sup></u> day of <u>March</u> , 2019 My Commission Expires: <u>9-25-2022</u> <i>Patti D Dobbins</i> Notary Public
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**PATTI D. DOBBINS**  
 Notary Public  
 Forsyth County, NC

*Timothy W. Vestal* (SEAL)

TIMOTHY W. VESTAL

*Kimberly Forrest Vestal* (SEAL)

KIMBERLY FORREST VESTAL

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: TIMOTHY W. VESTAL AND KIMBERLY FORREST VESTAL. Witness my hand and official stamp or seal, this <u>28<sup>th</sup></u> day of <u>March</u> , 2019 My Commission Expires: <u>9-25-2022</u> <u>Patti D. Dobbins</u> Notary Public
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**PATTI D. DOBBINS**  
 Notary Public  
 Forsyth County, NC

~~PATTI D. DOBBINS  
 Notary  
 Forsyth County, NC~~

William Vestal (SEAL)  
WILLIAM VESTAL

\_\_\_\_\_ (SEAL)

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: WILLIAM VESTAL Witness my hand and official stamp or seal, this <u>26<sup>th</sup></u> day of <u>March</u> , 2019 My Commission Expires: <u>9-25-2022</u> <u>Patti D. Dobbins</u> Notary Public
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**PATTI D. DOBBINS**  
 Notary Public  
 Forsyth County, NC

**EXHIBIT A**

**I Buy Houses, LLC  
Part of Lot 34, Sun Meadows, Section 2  
690 Sun Meadows Drive**

**Property Description:**

**BEGINNING** at an iron stake in the North right of way line of Sun Meadows Drive at the Southeast corner of Lot 33 as shown on the Plat of Sun Meadows, Section 2, as recorded in Plat Book 25, page 159 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running from said beginning point along the East line of Lot 33, North  $16^{\circ} 27'$  West 195.90 feet to an iron stake, the Northeast corner of Lot 33; thence North  $69^{\circ} 25'$  East 100.26 feet to an iron; thence on a new line South  $16^{\circ} 27'$  East 203.13 feet to an iron in the North right of way line of Sun Meadows Drive; thence with the North right of way line of Sun Meadows Drive, South  $73^{\circ} 33'$  West 100 feet to the point and place of **BEGINNING**, and being the Western one-half of Lot 34 as shown on the Plat of Sun Meadows Section 2, as recorded in Plat Book 25, page 159, Forsyth County Register of Deeds Office.

This is the same property as described in Book 1233, Page 1651, Forsyth County Registry and is designated as Tax PIN 6865-88-4505.00 (Block 5350A, Lot 034A) on the Forsyth County tax maps.