

2020013925 00168

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 04/07/2020 04:48:16 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3517
PG: 2506 - 2510

Prepared By: Bryan C. Thompson, Esq.
 No Title Search Requested or Performed by Drafting Attorney

Property Address: 3541 Community Church Road, Pfafftown, NC 27040.
 Parcel Identifier No.: 5897-68-1571

Return after recording and future tax bills to:
 Grantee at 641 Sun Meadows Drive, Kernersville, NC 27284

Excise Tax \$240⁰⁰

STATE OF NORTH CAROLINA)
)
 FORSYTH COUNTY) **ADMINISTRATOR'S LIMITED &
 GENERAL WARRANTY DEED**

THIS DEED made this 2nd day of April, 2020, by and between Norman T. McDonald, Jr., Administrator of the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart, 2908 Easy Street, East Bend, NC 27018; Norman T. McDonald, Jr., individually and wife, Robin C. McDonald; Jeff A. McDonald and Wife, Karla McDonald, 3016 Smithtown Road, East Bend, NC 27018, hereinafter referred to as GRANTOR; and I BUY HOUSES, LLC, 641 Sun Meadows Drive, Kernersville, NC 27284, hereinafter referred to as GRANTEE:

W I T N E S S E T H:

WHEREAS, Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart died intestate on February 29, 2020, as a resident of Forsyth County, State of North Carolina; and

WHEREAS, the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart has been initiated, and Norman T. McDonald, Jr., GRANTOR hereinabove named has been duly qualified as the Administrator of the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart in the office of the Clerk of Superior Court of Forsyth County, North Carolina, on the 17th day of March, 2020 (See 20 E 609); and

WHEREAS, Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart died leaving two intestate heir, Norman T. McDonald, Jr. and Jeff A. McDonald, hereinabove named as GRANTOR, who joins in this deed to vest title to the property in the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart to allow the said Estate to dispose of the real property to create assets to pay the debts of the said Estate;

NOW, THEREFORE, 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, being more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.
 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.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD said interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and/or successors and assigns in fee simple.

And the GRANTOR, Norman T. McDonald, Jr., as Administrator of the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart does hereby covenant that he has not placed nor suffered to be placed any presently existing liens or encumbrances against said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the GRANTOR, as Administrator of the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart, insofar as it is his duty to do so by virtue of his office as Administrator, but no further.

And that GRANTOR hereinabove named, except and excluding Norman T. McDonald, Jr., Administrator of the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart, covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances; and that he will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

GRANTORS, Robin C. McDonald and Karla McDonald, joins in the execution of this deed only to release their marital interest in such property, and not as an owner thereof.

All or a portion of the property herein conveyed X includes or ___ does not include the primary residence of the Grantor.

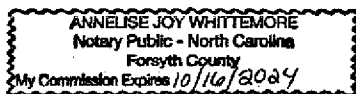
IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands and seals, the day and year first above written.

Norman T. McDonald, Jr. (SEAL)
Norman T. McDonald, Jr., Administrator
of the Estate of Norma Y. Whiteheart,
also known as Norma York Whiteheart,
also known as Norma Whiteheart

NORTH CAROLINA)
FORSYTH COUNTY)

I, Annelise Joy Whittemore, Notary Public of Forsyth County, North Carolina, do hereby certify that Norman T. McDonald, Jr., Administrator of the Estate of Norma Y. Whiteheart, also known as Norma York Whiteheart, also known as Norma Whiteheart, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 2nd day of April, 2020.



(SEAL)

Annelise Joy Whittemore
Annelise Joy Whittemore, Notary Public

My Commission Expires: 10/16/2024

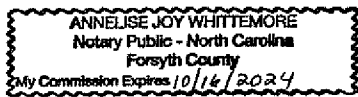
Norman T. McDonald, Jr. (SEAL)
Norman T. McDonald, Individually

Robin C. McDonald (SEAL)
Robin C. McDonald

NORTH CAROLINA)
FORSYTH COUNTY)

I, Annelise Joy Whittemore, Notary Public of Forsyth
County, North Carolina, do hereby certify that Norman T. McDonald, Jr., individually,
personally came before me this day and acknowledged the due execution of the foregoing
instrument.

WITNESS my hand and notarial seal, this the 2nd day of April, 2020.



Annelise Joy Whittemore
Annelise Joy Whittemore (print name)
Notary Public

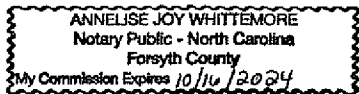
(SEAL)

My Commission Expires: 10/16/2024

NORTH CAROLINA)
FORSYTH COUNTY)

I, Annelise Joy Whittemore, Notary Public of Forsyth
County, North Carolina, do hereby certify that Robin C. McDonald, personally came before me
this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 2nd day of April, 2020.



Annelise Joy Whittemore
Annelise Joy Whittemore (print name)
Notary Public

(SEAL)

My Commission Expires: 10/16/2024

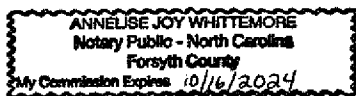
Jeff A. McDonald (SEAL)
Jeff A. McDonald

Karla McDonald (SEAL)
Karla McDonald

NORTH CAROLINA)
FORSYTH COUNTY)

I, Annelise Joy Whittemore, Notary Public of Forsyth County, North Carolina, do hereby certify that Jeff A. McDonald, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 2nd day of April, 2020.



Annelise Joy Whittemore
Annelise Joy Whittemore (print name)
Notary Public

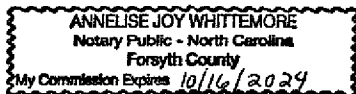
(SEAL)

My Commission Expires: 10/16/2024

NORTH CAROLINA)
FORSYTH COUNTY)

I, Annelise Joy Whittemore, Notary Public of Forsyth County, North Carolina, do hereby certify that Karla McDonald, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 2nd day of April, 2020.



Annelise Joy Whittemore
Annelise Joy Whittemore (print name)
Notary Public

(SEAL)

My Commission Expires: 10/16/2024

Exhibit A

Being Known and Designated as Lot No. 026 as shown on a plat of Grandview, Section I as recorded in Plat Book 19, Page 066, in the Register of Deeds of Forsyth County, North Carolina, to which reference is made for a more particular description.

Being the same property described at Deed Book 1747, Page 3809; F.C.R..

Property Address: 3541 Community Church Road
Pfafftown, NC 27040

Tax Block: 4649

Tax Lot: 026

PIN#: 5897-68-1571.00