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FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXT

\$145.00

PRESENTED & RECORDED:  
06-15-2005 03:57 PM

DICKIE C WOOD  
REGISTER OF DEEDS  
By:TIMOTHY R WILLIAMS ASST

BK:RE 2574

PG:581-583

ENVELOPE

Mail after recording to Grantee 1219 Vestal Road Zumball, NC.  
This instrument was prepared by Hinshaw, Jacobs & Thornton, LLP  
Brief description for the Index:

[Empty rectangular box for index description]

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 14<sup>th</sup> day of June, 2005 / / , by and between

GRANTOR(S)	GRANTEE(S)
LEWIS GAYLON MORAN and wife, CAROLYN H. MORAN and JENNIFER C. MORAN and husband, MATT M. MORAN	RICKY L. STOKES, JR., unmarried

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 the City of \_\_\_\_\_, County of Forsyth, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2176 Page 1681.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ at Page(s) \_\_\_\_\_.

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:

Restrictions and easements of record, if any.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Lewis Gaylon Moran (SEAL)  
LEWIS GAYLON MORAN

Jennifer C. Moran (SEAL)  
JENNIFER C. MORAN

Carolyn H. Moran (SEAL)  
CAROLYN H. MORAN

Matt M. Moran (SEAL)  
MATT M. MORAN

NORTH CAROLINA, ~~Forsyth~~ DAVIE County:

I, Cheryl L. Folds a Notary Public of County and State aforesaid, certify that Lewis Gaylon Moran and Carolyn H. Moran, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 14<sup>th</sup> day of June 2005.

SEAL - STAMP



Cheryl L. Folds  
Notary Public

My commission expires: 10-15-05

NORTH CAROLINA, Davie County:

I, Cheryl L. Folds a Notary Public of County and State aforesaid, certify that Jennifer C. Moran and Matt M. Moran, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 14<sup>th</sup> day of June 2005.

SEAL - STAMP



Cheryl L. Folds  
Notary Public

My commission expires: 10-15-05

The foregoing Certificate(s) of Cheryl L. Folds is/are certified to be correct.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By [Signature]  
Deputy/Assistant - Register of Deeds

**SHARIE C. WOOD, REGISTER OF DEEDS**

## Exhibit A

**Property Address: 1219 Vestal Road, Rural Hall, NC 27045**  
**Forsyth County Tax Blk./Lot/Acct. No. - 4983 103**

**BEGINNING** at an iron pipe located in Vestal Road, said iron pipe being South  $80^{\circ} 02' 59''$  East 163.01 feet to the Southeastern corner of Lot No. 17, J.C. Vestal property as further described in Plat Book 17, page 49, Forsyth County Registry; thence from said beginning point South  $72^{\circ} 43' 04''$  West 80.01 feet on a cord with Vestal Road to an iron pipe; thence continuing on a cord with Vestal Road South  $62^{\circ} 56' 29''$  West 4.06 feet to an iron pipe; thence along a new line with Lot No. 20, J.C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry, North  $18^{\circ} 11' 21''$  West 116.54 feet to an iron pipe; thence continuing along a new line with Lot No. 20, J.C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry, the following two courses and distances: North  $12^{\circ} 07' 09''$  West 85.97 feet to an iron pipe and North  $9^{\circ} 58' 42''$  West 77.95 feet to an iron pipe found and a Hickory Tree; thence continuing on a line with Bobby L. Payne (Deed Book 1144, Page 1305, Forsyth County Registry) South  $87^{\circ} 22' 00''$  East 142.93 feet to an iron pipe on the corner of Lot No. 18, J.C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry and Payne; thence along said Lot No. 18, South  $38^{\circ} 25' 03''$  234.86 feet to the point and place of **BEGINNING. BEING ALL OF LOT NO. 19**, J.C. Vestal property as further described in **Plat Book 17, Page 49**, Forsyth County Registry and a small rectangular place of land from Lot No. 20, J.C. Vestal property as further described in Plat Book 17, Page 49, Forsyth County Registry. This description taken from a map and plat prepared by United Limited Engineering and Surveying dated June 27, 1997.