



**2016035239 00029**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$108.00**

PRESENTED & RECORDED  
09-06-2016 09:50:30 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3306**  
**PG: 1319-1321**

**PREPARED BY & RETURN TO:**

Brock & Scott, PLLC  
P.O. Box 3004  
Wilmington, NC 28406  
File #: 13-27934  
PIN #: 6819-46-3839.00  
Excise Tax: \$108.00

ENVELOPE

**STATE OF NORTH CAROLINA**  
**COUNTY OF FORSYTH**

**COMMISSIONER'S DEED**

**RE:**  
**1219 Vestal Road, Rural Hall, NC 27045**

**THIS COMMISSIONER'S DEED**, made this the 31<sup>st</sup> day of August, 2016 by and between **Jeremy B. Wilkins, COMMISSIONER**, party of the first part (hereinafter referred to as "**Grantor**") and **Wells Fargo Bank, N.A.**, party of the second part (herein referred to as "**Grantee**"), whose address is **3476 Stateview Boulevard, Ft. Mill, SC 29715**;

**W I T N E S S E T H**

**THAT WHEREAS**, on the 8th day of September, 2015\_ in the Superior Court of Forsyth County, North Carolina, in case file number 14 CVS 7493, in the matter of Wells Fargo Bank, N.A. v. Rickey L. Stokes, Jr. a/k/a Ricky L. Stokes, Jr.; Lewis Gaylon Moran; Carolyn H. Moran; Jennifer C. Moran; Matt M. Moran; Trustee Services of Carolina, LLC; Forsyth County, Consent Order Granting Summary Judgment was entered appointing Jeremy B. Wilkins as Commissioner, and authorizing and ordering same to sell at public sale, subject to the confirmation of the Court, certain lands hereinafter described, and,

**WHEREAS**, on May 3, 2016 at the Forsyth County Courthouse Door, in the City of Winston Salem, North Carolina, Jeremy B. Wilkins, acting as Commissioner in accordance with said Judgment and Order, did offer for sale those certain lands, hereinafter described, where and when Wells Fargo Bank, N.A. became the last and highest bidder for the sum of \$54,000.00, and,

WHEREAS, said Commissioner duly reported the sale to the Forsyth County Clerk of Superior Court by report dated and filed on May 3, 2016, and,

WHEREAS, the matter remained open for ten (10) days after the date of the sale, and no increased bid was filed with the Court, and,

WHEREAS, the presiding Superior Court Judge confirmed the sale, and ordered and directed the Commissioner to sell the land hereinafter described for the sum of \$54,000.00, to Wells Fargo Bank, N.A. and to make, execute and deliver a good and sufficient Commissioner's Deed to the land hereinafter described; and

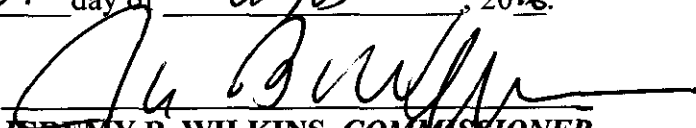
**NOW THEREFORE**, in consideration of the premises and sum of \$54,000.00, paid to said Grantor, by said Grantee, the receipt of which is hereby acknowledged, Commissioner Jeremy B. Wilkins does hereby bargain, sell and convey unto Wells Fargo Bank, N.A., its successors and assigns, all that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina being commonly known as 1219 Vestal Road, Rural Hall, NC 27045, being identified by the Forsyth County Tax Parcel Identification Number: 6819-46-3839.00 and being more specifically described as:

**Beginning at an iron pipe located in Vestal Road, said iron pipe being South 80° 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° 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° 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° 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° 07' 09" West 85.97 feet to an iron pipe and North 09° 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° 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° 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.**

TO HAVE AND TO HOLD, said lands and premises together with all privileges and appurtenances thereto belonging unto said Grantee, its successors and assigns, forever, and in as full and ample a manner, as said Grantor is authorized and empowered to convey same.

SUBJECT, HOWEVER, to all taxes, special assessments and prior liens or encumbrances of record against said property and any recorded releases.


IN WITNESS THEREOF, Jeremy B. Wilkins, Commissioner, has hereunto set his hand and seal, this the 31<sup>st</sup> day of August, 2016.

  
JEREMY B. WILKINS, COMMISSIONER

STATE OF NORTH CAROLINA  
COUNTY OF New Hanover

I, Ginger Martindale, a Notary Public, do hereby certify that JEREMY B. WILKINS, COMMISSIONER, did personally appear before me this day, and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal, this the 31 day of August, 2016

  
NOTARY PUBLIC  
My Commission Expires: JAN 22 2021

