

2017048875 00132
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$37.00
PRESENTED & RECORDED
12/08/2017 11:49:41 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3381
PG: 3603 - 3604

Drafted By: Surratt & Thompson, PLLC

RECORDING TIME

No Title Search Requested or Performed by
Drafting Attorney

EXCISE TAX \$37.00

PROBATE AND FILING FEE \$

PAID

Tax Block: 1615 Lot: 13 Parcel: 6844-13-0708.00

Property Address: 2627 Sink Street, Winston-Salem, NC 27107.

Mail after recording and future tax bills to: Grantee at 2601 Reynolds Dr. Winston Salem, NC 27104

NORTH CAROLINA LIMITED WARRANTY DEED

THIS DEED made this 1st day of December, 2017, by and between

GRANTOR

Bryan C. Thompson, Public Administrator
of the Estate of John Lee Irby, also known as
John L. Irby, Deceased

210 South Cherry Street
Winston-Salem, NC 27101

GRANTEE

John Southard, Inc.

2601 Reynolds Drive
Winston-Salem, NC 27104

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

WHEREAS, the Grantor is the duly qualified Public Administrator of the Estate of John Lee Irby, also known as John L. Irby, a deceased person, having qualified as such on June 5, 2015(See 11 E 1778); and

WHEREAS, by Order and Confirmation entered in that Special Proceeding brought In the Matter of the Estate of John Lee Irby, Deceased, 16 SP 731, Grantor herein is authorized to sell by public sale the interest of John Lee Irby, also known as John L. Irby, Deceased; and

WHEREAS, the Grantor herein after proper Notice of Sale, conducted a public sale of the real property herein conveyed on July 31, 2017, filed a Report of Sale, and held the sale open for upset bids, with a final bid in the amount of Seventeen Thousand Five Hundred and NO/100 Dollars (\$17,500.00) being tendered by Jerry Byrd Revocable Trust, subsequently multiple upset bids were filed with the final bid being the bid of the Grantee herein filed on August 4, 2017, in the amount of Eighteen Thousand Three Hundred Seventy-Five and No/100's Dollars (\$18,375.00) and that the time to file additional upset bids has expired; and

WHEREAS, by Order of Confirmation executed by the Clerk of Superior Court of Forsyth County, Grantor herein is authorized to convey property to Grantee herein upon receipt of the sum of Eighteen Thousand Three Hundred Seventy-Five and No/100's Dollars (\$18,375.00);

NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to him paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee all of the interest of John Lee Irby, also known as John L. Irby, Deceased, in and to that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

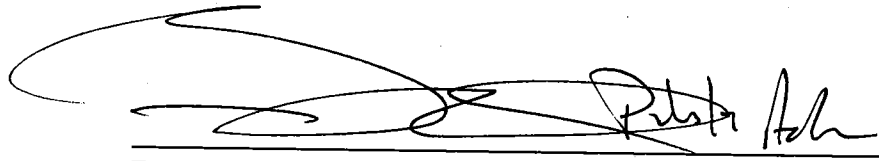
BEING KNOWN AND DESIGNATED as Lot 13, as shown on the map of Green Park, Inc., said map being of record in Plat Book 14, page 5, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. And the Grantor covenants with the Grantee, that Grantor has the right to convey the same, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, under or on account of the Grantor, as the Public Administrator of the Estate of John Lee Irby, also known as John L. Irby, Deceased, insofar as it is his duty to do so by virtue of his office as Public Administrator, but no further. Save and except easements, restrictions, and rights of way as appear of record.

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

 (seal)

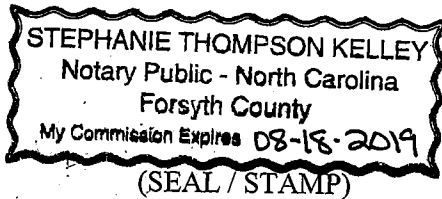
Bryan C. Thompson, Public Administrator of the Estate of John Lee Irby, also known as John L. Irby, Deceased

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Stephanie Thompson Kelley, a Notary Public of Forsyth County, North Carolina, do hereby certify that Bryan C. Thompson, Public Administrator of the Estate of John Lee Irby, also known as John L. Irby, Deceased, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 1st day of December, 2017.



Stephanie Thompson Kelley
Stephanie Thompson Kelley (print name)
Notary Public

My commission expires: 08-18-2019