

2019009548 00047FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$20.00**

PRESENTED & RECORDED

03/20/2019 11:06:47 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3450**PG: 3842 - 3845****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$20.00

Parcel Identifier No.: 6844-05-2295.00 (Block 0752, Lot 109)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2705 Peach Tree Street, Winston-Salem, NC 27107

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: 1024 E. Devonshire Street

THIS DEED made this 18th day of March, 2019, by and between,**GRANTOR****SAMUEL P. VESTAL AND JUDIETH SMITH
VESTAL, TRUSTEES OF THE SAMUEL P.
AND JUDIETH S. VESTAL FAMILY TRUST
DATED JUNE 17, 2003 ****

Mailing Address:

3631 Vandalia Drive, Winston-Salem, NC 27104

GRANTEE**ALBERTO HERNANDEZ BOLANOS
(married)**

Mailing Address:

2705 Peach Tree Street, Winston-Salem, NC 27107

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:

BEGINNING at a point in the South line of Devonshire Street said point being the Northwest corner of Lot 110, and being also 110.5 feet westwardly from the Southwest intersection of Devonshire Street and Williard Street; running thence along the West line of said Lot 110, Southwardly 149.3 feet to a point, the Southwest corner of Lot 110 in the North line of a 15 foot alley; thence along the North line of said alley Westwardly 50.0 feet to a point, the Southeast corner of Lot 108 in the North line of said alley; thence along the East line of Lot 108, Northwardly 149.4 feet to a point in the South line of Devonshire Street; thence along the South line of Devonshire Street, Eastwardly 50.0 feet to the Beginning.

Being known and designated as Lot 109, Block 752, Forsyth County Tax Map and being also a part of the Duffy-Hahn Development, recorded in Plat Book 1, Page 50(4), in the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1024 E. Devonshire Street, Winston-Salem, NC 27107

**** See Certification of Trust attached hereto as Exhibit A**

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2364, Page 4267, Forsyth County Registry.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Samuel P. Vestal (SEAL)
Samuel P. Vestal, Trustee of the Samuel P. and
Judieth S. Vestal Family Trust dated June 17, 2003

Judieth S. Vestal (SEAL)
Judieth Smith Vestal, Trustee of the Samuel P. and
Judieth S. Vestal Family Trust dated June 17, 2003

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Samuel P. Vestal and Judieth Smith Vestal, Trustees of the Samuel P. and Judieth S. Vestal Family Trust dated June 17, 2003**, and that by authority duly given and as the act of the Trust, he/she executed the foregoing instrument in its name and on its behalf as its act and deed

Date: 3/20/19

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 6/12/22

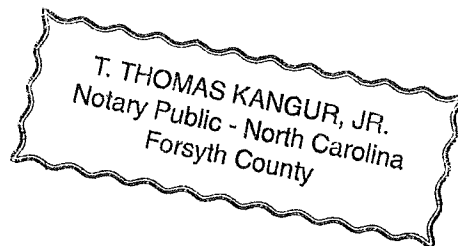


Exhibit A**CERTIFICATION OF TRUST**

Grantor: Samuel P. Vestal and Judieth Smith Vestal

Name of Trust: the Samuel P. and Judieth S. Vestal Family Trust dated June 17, 2003

Current Trustee: Samuel P. Vestal and Judieth Smith Vestal

The undersigned Trustees hereby confirm the existence of the within-described Trust and certify the following:

- 1) The Trust was executed on June 17, 2003, is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
- 2) The undersigned are the sole currently-acting Trustees.
- 3) The Trust is revocable and the Grantors, as settlors of the Trust, are the sole persons who hold the power to revoke the Trust.
- 4) The above-designated Trustees are fully empowered to act for the Trust and is hereby properly exercising the Trustees' authority under this Trust. No other Trustee or other individual or entity is required to execute any document on behalf of the Trust.
- 5) To the undersigneds' knowledge, there are no claims, challenges of any kind, or causes of action alleged, which contest or question the validity of the Trust or the Trustee's authority to act on behalf of the Trust.
- 6) The Trustees are authorized by the Trust Agreement to exercise all of the powers which are conferred upon the Trustees under North Carolina General Statutes § 36C-8-815(a)(2) which powers include, but are not limited to, the power to manage all real and personal property owned by the Trust and to subject the same to loans and encumbrances.
- 7) Any real property owned by the Trust shall be titled in the following manner: "Samuel P. Vestal and Judieth Smith Vestal, Trustees of the Samuel P. and Judieth S. Vestal Family Trust dated June 17, 2003."

IN WITNESS WHEREOF, the undersigned Trustee does hereby execute this Certification of Trust as of the 20th day of March, 2019.

Trustees:

Samuel P. Vestal (SEAL)
 Samuel P. Vestal, Trustee of the Samuel P. and
 Judieth S. Vestal Family Trust dated June 17, 2003

Judieth S. Vestal (SEAL)
 Judieth Smith Vestal, Trustee of the Samuel P. and
 Judieth S. Vestal Family Trust dated June 17, 2003

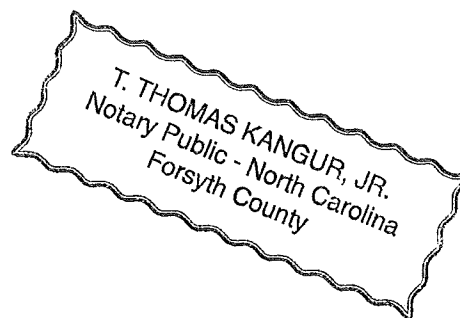
State of North Carolina, County of Forsyth

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