

2020040235 00077
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$178.00
PRESENTED & RECORDED
09/11/2020 10:07:18 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3551
PG: 426 - 427

Prepared by: Larry W. Pearman, PO Box 8178, Greensboro, NC 27419
Without benefit of title examination - information supplied to the draftsman by the Grantor noted herein.
Return to: Grantee

This instrument was prepared by Larry W. Pearman who is a North Carolina licensed attorney. Delinquent Taxes, if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceeds.

Parcel Identifier No.: 6878-98-0924
Excise Tax Stamps: \$ 178.00

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 10th day of September 2020, by and between

GRANTOR

Estate of Judy K. Driver

Mailing Address:

GRANTEE

Thomas Allen Vanderkuyl and spouse,
Cynthia Vanderkuyl

Mailing Address:

Property Address:
7015 Vossdale Drive
Kernersville, NC 27284

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 Belews Creek Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 17 of Tipton Estates, Section 4, as recorded in Plat Book 26, Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by inheritance from Judy Kay Driver, who died December 27, 2017. Grantor is the Administrator of the Estate. See Estate File 18-E-17 in the Office of the Clerk of Superior Court of Forsyth County, North Carolina for Letters of Administration. For Deed reference see Book 1719, Page 4278, which is recorded in the Office of the Register of Deed of Forsyth County, North Carolina.

The Administrator filed a Motion to sale Real Property to create assets on March 10, 2020 (See 20 SP 279) and an Order was signed granting permission to sale the property at a private sale on July 14, 2020. A sale was conducted on said date with the Grantees becoming the last and highest bidder. A Report of Sale was filed with the Clerk's Office and the bid remained open for ten(10) days pursuant to law. No upset bids were received and the sale was confirmed on September 8, 2020. This deed is a result of said confirmation of sale.

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

A Map showing the above described property is recorded in Plat Book 26, Page 143.

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:

Taxes for the current year, rights of way for public and private roads, alleys and utilities, if any, easements and restrictions of public record, and, non-compliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

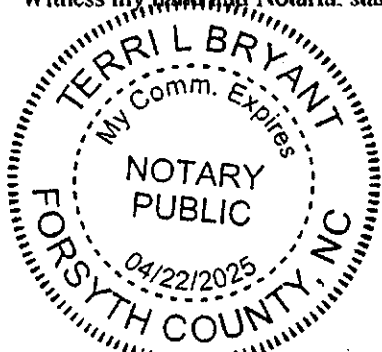
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first-above written.

M. O'Byrne (SEAL)
Michael O'Byrne, Administrator of the Estate of Judy K. Driver

State of North Carolina - County of Forsyth

I, the undersigned, a Notary Public of said County and State, certify that Michael O'Byrne, Administrator of the Estate of Judy K. Driver, personally came before me this day and acknowledged the due execution of the foregoing instrument for the purposes and in the capacity therein expressed.

Witness my hand and Notarial stamp or seal this 10th day of September, 2020.



Terri Lynn Bryant
Notary Public - Terri L Bryant
My Commission Expires: 4/22/2025