

**2022052700 00208**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$81.00**

PRESENTED &amp; RECORDED

11/28/2022 04:05:07 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3730****PG: 600 - 602****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 81.00 Primary Residence of Grantor: No

Parcel Identifier No. 5897-67-2296.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 22nd day of November, 2022, by and between**GRANTOR**PHILIP R. HEDRICK  
AND  
PEGGY ANN JENKINS YONTZ,  
BOTH UNMARRIED  
3320 COMMUNITY CHURCH ROAD  
PFAFFTOWN, NC 27040**GRANTEE**WEIDL PROPERTIES, LLC  
A NORTH CAROLINA  
LIMITED LIABILITY COMPANY  
2806 REYNOLDA ROAD, #172  
WINSTON-SALEM, NC 27106

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 County of **Forsyth**, North Carolina and more particularly described as follows:**SEE ATTACHED EXHIBIT "A"**This property was acquired by Grantor via instrument recorded in Book 3094, Page 3861.NC Bar Association Form No.3 © 1976, Revised © 1977, 2002  
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[www.JamesWilliams.com](http://www.JamesWilliams.com)

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:

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

Philip R. Hedrick (SEAL)  
PHILIP R. HEDRICK

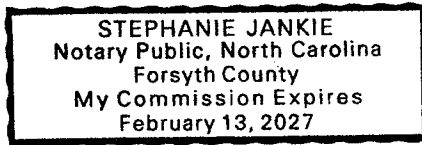
Peggy Ann Jenkins Yontz (SEAL)  
PEGGY ANN JENKINS YONTZ

State of NC - County of Forsyth

I, Stephanie Jankie, the undersigned Notary Public, certify that PHILIP R. HEDRICK AND PEGGY ANN JENKINS YONTZ personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of November, 2022.

(Stamp Below)



Stephanie Jankie  
Notary Public (Signature)

Stephanie Jankie  
Notary Public (Printed Name)

My Commission Expires: 2/13/2027

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for \_\_\_\_\_ County

By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds

## **EXHIBIT A**

**BEGINNING** at a ½ inch existing iron rebar located in the western right of way line of Community Church Road, said point being also the southeast corner of the Phillip and Anna Sheek property (see Deed Book 2167, Page 3975) running thence with the western line of Community Church Road South 00 deg. 58 min. 13 sec. West 161.94 feet to an iron rebar set; running thence along a new line North 79 deg. 53 min. 09 sec. West 56.20 to an iron rebar set; continuing thence along a new line North 87 deg. 11 min. 08 sec. West 135.59 to an iron rebar set; running thence North 02 deg. 27 min. 26 sec. West 150.45 feet to an ½" existing iron rebar, said point being the southwest corner of said Phillip and Anna Sheek property; running thence along the southern line of said Sheek property South 88 deg. 35 min. 23 sec. East 200.01 feet to the Point and Place of Beginning, containing 0.69 acres, more or less, as shown on the survey prepared for Dianne McConnell as prepared by Charles E. Shoaf, PLS, Allied Land Surveying Co., PA dated May 18, 2004 and revised March 7, 2012 and May 30, 2012.

**Property Address: 3354 Community Church Road  
Pfafftown, NC 27040**