

2023011533 00079

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$18.00

PRESENTED & RECORDED
 04/11/2023 12:45:08 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3748
PG: 2463 - 2464

Excise Tax **\$18.00**

NORTH CAROLINA GENERAL WARRANTY DEED

Parcel Identifier No. **6843-26-8368**
 Prepared by: GOLD LAW, P.A.
 309 W Millbrook Road,
 Suite #171
 Raleigh, NC 27609
 Return to: Grantee

Brief description for the Index

Lot 18, Plat Book 18, Page 67

Property address is known as: 0 Morning Star Ln, Winston Salem, NC 27107

THIS DEED made this 4 day of **April**, 2023 by and between

GRANTOR

**Marcus S. Vestal, and spouse, Christine
 E. Vestal**

**Mailing Address:
 1103 Elgin Street
 Muskogee, OK 74401**

GRANTEE

**ivegotahammer, a NC Limited Liability
 Company**

**Mailing Address:
 2016 Halls Mill Rd
 Efland, NC 27243**

**Property Address:
 0 Morning Star Ln
 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:

Submitted electronically by "Gold Law PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lot No. 18 in Kimball Acres property of T.A. and Treva Kimball, as shown in Plat Book 18, Page 67, office of the Register of Deeds of Forsyth County, North Carolina.

Property address is known as: 0 Morning Star Ln, Winston Salem, NC 27107

THE PROPERTY WAS NOT 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 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 except for the exceptions hereinafter stated.

The property hereinbefore described was acquired by Grantor(s) by instrument recorded at **Book 3268, Page 458, FORSYTH** County Register of Deeds, North Carolina.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

By: Marcus S. Vestal (SEAL)
Marcus S. Vestal

By: Christine E. Vestal (SEAL)
Christine E. Vestal

STATE OF OKLAHOMA
 COUNTY OF MUSKOGEE

I, the undersigned, a notary public of the State and County aforesaid, do hereby certify that **Marcus S. Vestal and Christine E. Vestal**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purpose(s) stated therein.

Witness my hand and official seal, this the 4th day of April, 2023.

[Official Seal]



Patricia C. Wilcox
 NOTARY PUBLIC
 My Commission expires: