


2016027597 00036

 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$223.00

 PRESENTED & RECORDED
 07-18-2016 08:21:11 AM

 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3297
PG: 1613-1615

Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102 *Box #83*
 Mail After Recording To: Grantee at _____
 Revenue Stamps \$ 223.00
GRANTOR DID NOT RESIDE IN THIS PROPERTY.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 15th day of July, 2016, by and between

GRANTOR

I Buy Houses, LLC
 4621 Sun Valley Lane
 Kernersville, NC 27284

GRANTEE

Carolyn Voss and husband,
Royce E. Voss
 910 Weavil Road
 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached.

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.

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

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property

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

I Buy Houses, LLC

By: Christopher S. Vajert, Member-Manager (SEAL)
Christopher S. Vajert, Member-Manager

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Christopher S. Vajert, Member-Manager of I Buy Houses, LLC

July 15, 2016.

Place notary seal below this line:

Notary Public

Print/Type Notary Name: John W. Koment

My Commission Expires: January 19, 2018

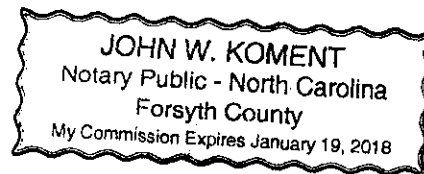


Exhibit "A"

BEGINNING at an iron stake located at the intersection of N. C. Highway #150, and Weavil Road; running thence with the East right-of-way line of Weavil Road, North 4 degrees 44 seconds East 191.45 feet to an iron stake; running thence North 68 degrees 21 seconds East 110.1 feet to an iron stake; running thence South 24 degrees 26 seconds East 168.8 feet to an iron stake located in the North margin of N. C. Highway #150; running thence along the North right-of-way line of N. C. Highway #150, South 67 degrees 31 seconds West 204.9 feet to the place of **BEGINNING**. Being known as the Western part of Lot Number 13A as shown on the Forsyth County Tax Map in Block 5641, Abbotts Creek Township.

The above-described property is known on the Forsyth County Tax Maps as **Tax Lot 013C (Pin Number 6865-65-2770.00), Block 5641, on Map Number 666854** and is the same property as that property described in **Book 1252 at Page 613** of the Forsyth County, North Carolina, Registry.