

2016027960 00100FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$90.00**

PRESENTED & RECORDED

07/19/2016 12:38:59 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3297**PG: 3065 - 3067**

Excise Tax: \$90.00

Tax Info: PIN 6886-69-3608.00 / Tax Block 5412F, Lot 314I

Mail deed & tax bills to: Grantee(s) @ 6025 Charring Drive, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

Unit 314-I of Windsor Manor, Phase II

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 18th day of July, 2016 by and between

GRANTOR	GRANTEE
I BUY HOUSES, LLC A North Carolina Limited Liability Company Grantor Address: 4621 Sun Valley Lane Kernersville, NC 27284	COSTELLO BROS. PETROLEUM CORPORATION Grantee Address: <u>6025 Charring Drive</u> <u>Kernersville, NC 27284</u>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Condo Book 3, Pages 64-68.

submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2016 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does NOT include the primary residence of Grantor. (Per NCGS §105-317.2)

I BUY HOUSES, LLC

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

SEAL-STAMP

MELISSA P. LOCKLEAR
Notary Public - North Carolina
Forsyth County

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Melissa P. Locklear, a Notary Public of Forsyth County and the aforesaid State, certify that CHRISTOPHER S. VAJERT, either being personally known to me or proven by satisfactory evidence, who is a Member Manager of I BUY HOUSES, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a Member Manager of I BUY HOUSES, LLC and that as a Member Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 18 day of July, 2016.

Melissa P. Locklear
Notary Public Name: Melissa P. Locklear
My commission expires: 4-26-2017

EXHIBIT 'A'

BEING KNOWN AND DESIGNATED as Unit No. 314-I as shown on a plat or plats entitled "WINDSOR MANOR, PHASE II", recorded in Condo Book 3 at Pages 64 through 68, inclusive, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description; and

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the "DECLARATION OF CONDOMINIUM", issued by Unique Limited Partnership, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1371 at Page 65, et seq. and pursuant thereto, membership in Windsor Manor Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1371 at Page 1492, Forsyth County Registry, and that certain Amendment to Declaration of Condominium recorded in Book 1464 at Page 883, of the Forsyth County Registry.

TOGETHER WITH all rights of Seller in and to the limited common areas and facilities appurtenant to said Unit; and

SUBJECT TO the said Declaration of Condominium and the By-Laws annexed thereto and the amendment thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 1.25 as the percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities, which percentage may be reduced as provided therein; (2) Use and restriction of use of unit for residential and lodging accommodation purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchaser as a unit owner, and any guests or invitees of the purchasers, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws for maintenance; and (7) Restrictions upon use of the unit ownership in real property conveyed hereby.