

2016038252 00302FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$263.00**

PRESENTED & RECORDED

09/26/2016 04:29:06 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3309**PG: 2909 - 2910**

Excise Tax: \$263.00

Tax Info: PIN 6822-89-2898.00 / Tax Block 4025, Lot 058

Mail deed & tax bills to: Grantee(s) @ 4850 Dorset Road, Winston-Salem, NC 27127

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

Brief Description for the index

Lot 58 of Wilshire Estates, Section 1

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 22nd day of September, 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	DELMAR R. CONN and wife, MITIZI E. CONN Grantee Address: <u>4850 Dorset Road</u> <u>Winston-Salem, NC 27127</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: **BEING KNOWN AND DESIGNATED as Lot Number 58 as shown on the map of WILSHIRE ESTATES, SECTION 1, as recorded in Plat Book 22, Page 61 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.**

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Plat Book 22, Page 61.

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. Vajgert M/M (SEAL)
CHRISTOPHER S. VAJGERT, 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. VAJGERT, 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 22 day of September, 2016.

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