

**2017002650 00140**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$250.00**  
 PRESENTED & RECORDED  
 01/20/2017 02:32:28 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPTY

**BK: RE 3329****PG: 282 - 287**

Mail deed and tax bills to Grantee: **641 Sun Meadows Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$250.00

Brief description: **Lot 2, Woodberry Forest**

### GENERAL WARRANTY DEED

THIS DEED made this 18<sup>th</sup> day of January, 2017, by and between:

<p><b>GRANTOR:</b>  <b>GEORGE L. LAMB (aka George Lee Lamb),</b>  <b>Individually and as Executor of the</b>  <b>Estate of Frances L. Lamb</b>  <b>and wife,</b>  <b>MARGIE M. LAMB</b>  <b>WILSON CLARK LAMB, Jr. and wife,</b>  <b>DEE ANNE LAMB</b>  <b>CHARLES DOUGLAS LAMB and wife,</b>  <b>VICKIE E. LAMB</b>  <b>KENNETH BREVARD LAMB and wife,</b>  <b>CYNTHIA K. LAMB</b>          Grantor address:          c/o George L. Lamb          7903 Fair Oaks Court          Clemmons, NC 27012</p>	<p><b>GRANTEE:</b>    <b>I BUY HOUSES, LLC,</b>  <b>a North Carolina limited liability company</b>            Grantor address:          641 Sun Meadows Drive          Kernersville, NC 27284</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

### 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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **2661 Woodberry Drive, Winston-Salem, NC 27106**

**Title History:** See attached **Exhibit A**.

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.

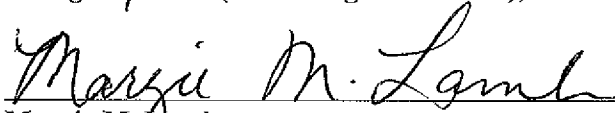
And the Grantor (with the exception of the Executor of the Estate of Frances L. Lamb covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

George L. Lamb, Executor of the Estate of Frances L. Lamb, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Executor of the Estate of Frances L. Lamb insofar as it is his duty to do so by virtue of his office as Executor, but no further.

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

 (Seal)  
George L. Lamb (aka George Lee Lamb), Individually and as Executor of the Estate of Frances L. Lamb

 (Seal)  
Margie M. Lamb

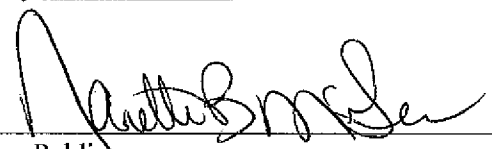
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**George L. Lamb and Margie M. Lamb**

January 18, 2017

Place notary seal below this line:

  
Notary Public

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2020

NANETTE B. McGEE  
Notary Public - North Carolina  
Gulford County

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

*Wilson Clark Lamb Jr.*

(Seal)

Wilson Clark Lamb, Jr.

*Dee Anne Lamb*

(Seal)

Dee Anne Lamb

North Carolina, Orange County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Wilson Clark Lamb, Jr. and Dee Anne Lamb**

January 18, 2017

Place notary seal below this line:

*Catherine L. Quantas*

Notary Public

Print/Type Name: Catherine L. Quantas

My Commission Expires: Jan 21, 2019

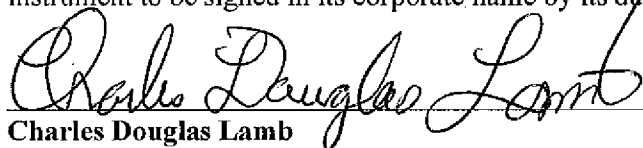


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

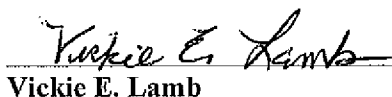
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

  
Charles Douglas Lamb

(Seal)

  
Vickie E. Lamb

(Seal)

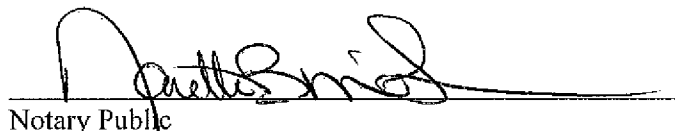
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Charles Douglas Lamb and Vickie E. Lamb**

January 20, 2017

Place notary seal below this line:

  
Notary Public

NANETTE B. McGEE  
Notary Public - North Carolina  
Gulford County

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2020

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Kenneth Brevard Lamb (Seal)  
Kenneth Brevard Lamb

Cynthia K. Lamb (Seal)  
Cynthia K. Lamb

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Kenneth Brevard Lamb and Cynthia K. Lamb**

January 19, 2017

Place notary seal below this line:

Nanette B. McGee  
Notary Public

Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2020

NANETTE B. McGEE  
Notary Public - North Carolina  
Gulford County

**EXHIBIT A**

**I Buy Houses, LLC  
Lot 2, Woodberry Forest  
2661 Woodberry Drive**

**Property Description:**

BEING KNOWN AND DESIGNATED as **Lot 2 of Woodberry Forest**, a map and plat of which is recorded in **Plat Book 21, Page 59** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

*Save and except* any property acquired by the North Carolina Department of Transportation in the Consent Judgment recorded in Book 1478, Page 1411, Forsyth County Registry. (Also see Memorandum of Action recorded in Book 1430, Page 56, Forsyth County Registry.)

This is the same property as described in Deed Book 995, Page 125, Forsyth County Registry. This property is designated as Tax PIN 6816-99-1916.00 (Block 2912, Lot 002B) on the Forsyth County tax maps.

This property is subject to any and all easements conveyed to the North Carolina Department of Transportation by the Consent Judgment recorded in Book 1478, Page 1411, Forsyth County Registry. (Also see Memorandum of Action recorded in Book 1430, Page 56, Forsyth County Registry.)

**Title History:**

Frances L. Lamb acquired this property by deed recorded December 2, 1969 in Deed Book 995, Page 125, Forsyth County Registry.

Frances L. Lamb was married to Wilson C. Lamb, Sr. Wilson C. Lamb, Sr. predeceased Frances L. Lamb.

Frances L. Lamb (Mary Frances Lee Lamb) died testate on July 27, 2016 and her estate is currently being administered through the Forsyth County Clerk of Court's office in CSC File #16-E-1639. George L. Lamb qualified as Executor of this estate. The Will of Frances L. Lamb devised this property equally to her four (4) sons: Wilson Clark Lamb, Jr.; George Lee Lamb; Charles Douglas Lamb and Kenneth Brevard Lamb.