

**2017036730 00166**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$304.00**

PRESENTED &amp; RECORDED

09/14/2017 03:19:43 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3367****PG: 4291 - 4293****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: 304.00Parcel Identifier No. 6816-01-4423.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantees at address belowThis instrument was prepared by: Bunch & Associates, PLLC, 3411 Healy Drive Suite C, Winston Salem, NC 27103Brief description for the Index: LOT #9, BLK DD, Sherwood ForestTHIS DEED made this 14th day of September, 2017 by and betweenGRANTOR  
I Buy Houses, LLC  
641 Sun Meadows Drive  
Kernersville, NC 27284GRANTEE  
Sheryl Lee Monks, unmarried  
1311 N. Peace Haven Road  
Winston-Salem, NC 27104

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of Winston-Salem, \_\_\_\_\_ Township, 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 3345 page 200.All or a portion of the property herein conveyed    includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 16 page 126.

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "Bunch & Associates"  
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: Ad valorem tax; Restrictive covenants recorded in Book 665, Page 387, Forsyth County Registry.

Easements and Restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

I Buy Houses, LLC

(SEAL)

By: Christopher Shannon Vajgert (Entity Name)

Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: Christopher Shannon Vajgert,

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Christopher Shannon Vajgert personally came before me this day and acknowledged that he is the Member/Manager of I Buy Houses, LLC, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of September, 2017.

My Commission Expires: 3/9/2020  
(Affix Seal)

Ralph L. Bunch  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name

## Exhibit A

BEGINNING at a point in the Southern line of Peace Haven Road, Northeastern corner of Lot #8; and running thence Eastwardly along the Southern line of Peach Haven Road, a distance of 125 feet to a point, the Northwestern corner of Lot #10, running thence Westwardly a distance of 125 feet to a point, the Southeastern corner of Lot#8, running thence Northwardly along the Eastern line of Lot #8 a distance of 200 feet to the point and place of Beginning.

BEING KNOWN AND DESIGNATED as Lot #9, Block DD, as shown in Plat Book 16, page 126, Office of the Register of Deeds of Forsyth County, North Carolina , which plat is entitled "Sherwood Forest, Section 6" dated February 1953, and made by Virgil W. Joyce Mapping Company