

2017043644 00154FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$360.00**

PRESENTED & RECORDED

10/31/2017 01:39:51 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3375**PG: 4187 - 4188****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$360.00****Parcel Identifier No.: 6875-14-6091.00****Brief description for index: Lot 29, COUNTRY MEADOWS, Section 1****Mail deed/taxes after recording to Grantee: at Property Address****This instrument was prepared by: Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)****THIS DEED made this 27 day of October, 2017 by and between****GRANTOR:****I BUY HOUSES, LLC****Address:****641 SUN MEADOWS DRIVE
KERNERSVILLE NC 27284****GRANTEE:****FRANK D. HAYES III, UNMARRIED****Property Address:****1461 COUNTRY MEADOWS LANE
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.

WITNESSTH, 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:

BEING KNOWN AND DESIGNATED as Lot 29, COUNTRY MEADOWS, Section 1, as recorded in Plat Book 27, Page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3340, Page 3178, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 27, Page 20, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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 officer by authority of its Board of Directors, the day and year first above written.

I BUY HOUSES, LLC

(Entity Name)

By:

Chris Vajert

Print Name:

CHRIS VAJERT

Title:

MEMBER/MANAGER

SEAL- AARON R. CRANFORD Notary Public Forsyth County, NC	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u>
	I, <u>Aaron R. Cranford</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that <u>CHRIS VAJERT</u> personally came before me this day and acknowledged that he/she is <u>MEMBER/MANAGER</u> of <u>I BUY HOUSES, LLC</u> , and acknowledged, on behalf of <u>I BUY HOUSES, LLC</u> , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>27</u> day of <u>October</u> , 2017. My Commission Expires: <u>7/10/2019</u> <u>Aaron R. Cranford</u> Notary Public