

**2017044706 00109**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$278.00**

PRESENTED &amp; RECORDED

11/07/2017 03:06:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

**BK: RE 3377****PG: 246 - 247****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$278.00**Parcel Identifier No. 6825-43-4172.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box to: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC 27103This instrument was prepared by: THE ELLIS FIRM, PLLC, 514 S. STRATFORD RD, STE 220, WINSTON-SALEM, NC

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 7th day of November, 2017, by and between

GRANTOR  
I BUY HOUSES, LLC  
641 SUN MEADOWS DRIVE  
KERNERSVILLE, NC 27284

GRANTEE  
EMILY A. AUSTIN, a Free Trader  
2075 CRAIG STRET  
WINSTON-SALEM, NC 27103

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, parcel of land or condominium unit situated in the City of WINSTON-SALEM, \_\_\_\_\_ Township, FORSYTH County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT NO. 22 AS SHOWN ON THE MAP OF RE-DEVELOPMENT OF PROPERTY BELONGING TO THE BANNER INVESTMENT COMPANY, RECORDED IN PLAT BOOK 3 AT PAGE 66-A IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3328 page 2424.

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 3 page 66-A.

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:

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

I BUY HOUSES, LLC \_\_\_\_\_ (SEAL)  
(Entity Name)

By: X Christopher Shannon Vajert mbr/mgr \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: Christopher Shannon Vajert, \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

By: \_\_\_\_\_ (SEAL)

Print/Type Name & Title: \_\_\_\_\_  
Print/Type Name: \_\_\_\_\_ (SEAL)

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 Public  
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  
\_\_\_\_\_ 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 Public  
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 Vajert personally came before me this day and acknowledged that  
he is the Managing Member 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 7th day of November, 2017.

My Commission Expires: 7-14-18  
(Affix Seal) \_\_\_\_\_ Notary Public  
Notary's Printed or Typed Name

