

2017046298 00205

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
11/17/2017 03:42:02 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3378
PG: 3773 - 3775

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: **\$260.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **5886-53-8371.000**

Mail after recording to: *Grantee @ Address Shown Below*

This instrument was prepared by: THE LAW OFFICE OF CLINT CALAWAY

THIS DEED made this 15 day of Nov, 2017 by and between

GRANTOR

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

GRANTEE

JOHN ALFRED REYNOLDS, II AND WIFE, KALYN ANN REYNOLDS
6965 POPLAR RIDGE ROAD
LEWISVILLE, NC 27023

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3338, Page 398, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 24, Page 102, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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(s), the day and year first above written.

Chris Vaggert mbr/mgr I Buy Houses LLC (SEAL)
I BUY HOUSES, LLC

By: Chris Vaggert
Title: Member/Manager

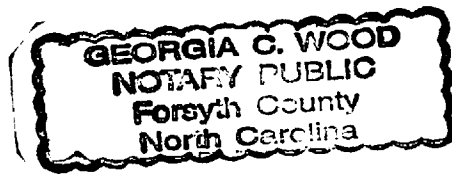
STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Chris Vaggert, MEMBER/MANAGER, of I BUY HOUSES, LLC. Witness my hand and official stamp or seal, this the 15 day of NOV, 2017.

My Commission Expires: 10-26-2019

Georgia C Wood
Notary Public

Printed Name: Georgia C Wood



**EXHIBIT A
LEGAL DESCRIPTION**

TRACT I

BEING KNOWN AND DESIGNATED as Lot Number 1-B, as shown on the Plat of CARROLL ESTATES, recorded in Plat Book 24 at Page 102 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT II

BEGINNING at an iron located in the North right-of-way margin of Poplar Ridge Drive, said iron also being located in the Southeast corner of Lot 1-B of Carroll Estates, as shown on Map recorded in Plat Book 24, Page 102, Forsyth County Registry, and running thence with the East line of Lot 1-B, North 00° 49' 11" East 249.56 feet to an iron located in the Northeast corner of Lot 1-B in the Northwest corner of Lot 1-C of said Plat; running thence with the North line of said Lot 1-C South 88° 14' 21" East 44.97 feet to a new iron pipe; running thence on a new line South 00° 48' 40" West 249.03 feet to a new iron located in the North margin of Poplar Ridge Drive; running thence with Poplar Ridge Drive, North 88° 54' 43" West 45.00 feet to an iron, the point and place of **BEGINNING**, said property containing 0.257 acres, more or less, according to a survey prepared by Larry L. Callahn, LS, dated January 30, 1998, entitled "Map for Lynda Diane Moss" bearing Job No. 2681-1, reference to said survey is hereby made for a more particular description.

Property Address: 6965 Poplar Ridge Road
Lewisville, NC 27023