

**2018004730 00166**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$320.00**

PRESENTED &amp; RECORDED

02/09/2018 01:39:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3389****PG: 4382 - 4384**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00Parcel Identifier No.: **6866-14-9467.000** Verified By: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: GOINS LAW, 3723 Apple Orchard Lane, High Point, NC 27245This instrument was prepared by: Jason Goins, Attorney-at-Law

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

THIS DEED made this 9<sup>th</sup> day of Feb, 2018, by and between

GRANTOR	GRANTEE
<b>I BUY HOUSES, LLC</b>  <b>Address:</b> <b>641 Sun Meadows Drive</b> <b>Kernersville, NC 27284</b>	<b>CAMERON CAUDILL</b>  <b>Address:</b> <b>606 Asheby Woods Road</b> <b>Kernersville, NC 27284</b>

Enter in appropriate block for each party: name, 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 \_\_\_\_\_, \_\_\_\_\_ Township, **Forsyth** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference.**

The property herein above described was acquired by Grantor by instrument recorded in Book 3384, Page 198.

A map showing the above described property is recorded in Plat Book 39, Page 148.

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:

**Any easements, restrictions or rights of way of record.**

**2018 ad valorem taxes.**

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

I BUY HOUSES, LLC

Christopher Shannon Vajert (SEAL)

By: \_\_\_\_\_  
Name: Christopher Shannon Vajert  
Title: Member Manager

STATE OF NORTH CAROLINA, COUNTY OF Darlington

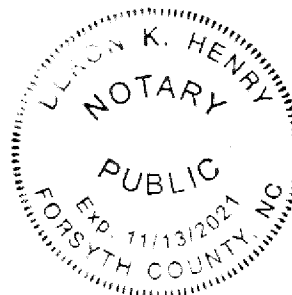
I, the undersigned, a Notary Public of the state and county aforesaid, certify that Christopher Shannon Vajert personally appeared before me this day and acknowledged that (s)he is Member/Manager of I Buy Houses, LLC, a limited liability company, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 9<sup>th</sup> day of February, 2018.

[NOTARY SEAL]

Print Name: LEON K. HENRY

My Commission Expires:

11/13/2021



**Exhibit "A"**  
**Legal Description**

**Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:**

**All that parcel of land in Forsyth County, State of North Carolina, as more fully described in Deed Book 2396, Page 121, ID# 5400D015, being known and designated as Lot 15, Section One, Asheby Woods, Phase One, filed in Plat Book 39, Page 148. Together with improvements located thereon; said property being located at 606 Asheby Woods Road, Kernersville, NC.**

**Property Address:   606 Asheby Woods Road  
                          Kernersville, NC 27284**