

**2018005738 00209**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$56.00**

PRESENTED &amp; RECORDED

02/16/2018 04:02:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3390****PG: 4289 - 4291**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$56.00

Parcel Identifier No. 6886-13-2583.000 Verified by Forsyth County on the 13 day of February, 2018  
By: \_\_\_\_\_Mail/Box to: 641 Sun Meadows Drive, Kernersville, NC 27284

This instrument was prepared by: Lynne R. Holton, Esq. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Unit 200, Building 200, Tanyard Court Villas

THIS DEED made this 13 day of February, 2018, by and between

## GRANTOR

**Matthew Brandon Bunker and wife, Ritchelle Jean-Louis**

## GRANTEE

**I Buy Houses, LLC,**  
a North Carolina limited liability company**Property Address: 312 S. Cherry Street, Unit B**  
Kernersville, NC 27284**Mailing Address: 641 Sun Meadows Drive**  
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.

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 Grantor's interest in and to that certain lot or parcel of land situated in the Town of Kernersville, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 2717, Page 2163, Forsyth County Registry

A map showing the above described property is recorded in Condominium Book 3, Pages 69-70, Forsyth County Registry.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Matthew B. Bunker (SEAL)  
Matthew Brandon Bunker

Ritchelle Jean-Louis (SEAL)  
Ritchelle Jean-Louis

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State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Matthew Brandon Bunker and Ritchelle Jean-Louis.

Date: February 13, 2018

Cassidy J. Miller  
Notary Public

Cassidy J. Miller  
Print Name

My commission expires: July 30, 2022

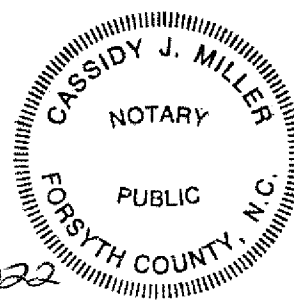


Exhibit A

BEING KNOWN AND DESIGNATED as **Unit 200 in Building 200 of Tanyard Court Villas, Inc.**, a map and plat of which is recorded in **Condominium and Unit Ownership Book 1, Pages 81 through 87 and revised in Condominium and Unit Ownership Book 3, Pages 69 through 70** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with all rights and easements appurtenant to said Unit as specifically enumerated in the "Declaration of Tanyard Court Villas, Inc." issued by Tanyard Court Villas, Inc., and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1339, Page 745 (and amendments thereto) and pursuant thereto membership in Tanyard Villas Homeowner's Association, a North Carolina non-profit corporation.

Together with all rights of Seller in and to the limited and common areas and facilities appurtenant to said Unit; and

Subject to the said Declaration of Tanyard Court Villas, Inc. and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) Percentage of undivided fee simple interest appertaining to the above unit in the common areas and facilities; which percentage may be reduced as provided therein; (2) Use and restriction of use of Unit for residential purposes, and other uses reasonable incidental thereto; (3) Property rights of Purchaser as a Unit Owner, and any guests or invitees of Purchaser, in and to the Common Area; (4) Obligations and responsibility of the Purchaser for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in said Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas; (6) Obligations of Purchaser and the Association, mentioned in said By-Laws, for maintenance; and (7) Restrictions upon use of the Unit ownership in real property conveyed hereby.

This property is the same as that described in Book 2246, Page 3194, Forsyth County Registry and is further known and designated as Tax Lot 200 in Block 5352E on the Forsyth County Tax Maps.