

**2018011092 00147**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$338.00**

PRESENTED &amp; RECORDED

03/28/2018 02:23:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

**BK: RE 3396****PG: 3617 - 3619****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$338.00Parcel Identifier No.: **6818-46-9258.000** Verified By: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

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

Mail/Box to: GOINS LAW, 3723 Apple Orchard Cove, High Point, NC 27265This instrument was prepared by: Jason Goins, Attorney-at-LawBrief description for the Index: Lot 29, Baywood ForestTHIS DEED made this 28<sup>th</sup> day of March, 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>KELBY TURK</b> <b>And wife,</b> <b>MORGAN TURK</b>  <b>Address:</b> <b>4804 Barkas Drive</b> <b>Winston-Salem, NC 27106</b>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. 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 3380, Page 3924.

A map showing the above described property is recorded in Plat Book 31, Page 54 - 55.

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 Vaguet (SEAL)

By: Chris Vaguet

Name: \_\_\_\_\_

Title: mbc/mgr

STATE OF NORTH CAROLINA, COUNTY OF Davies

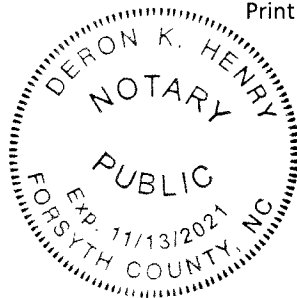
I, the undersigned, a Notary Public of the state and county aforesaid, certify that Chris Vaguet personally appeared before me this day and acknowledged that (s)he is Chris Vaguet of **I Buy Houses, LLC, a limited liability company**, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 28<sup>th</sup> day of March, 2018.

[NOTARY SEAL]

My Commission Expires:

11/13/2021

Print Name: DERON K. HENRY



## Exhibit "A"

### Legal Description

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

BEING KNOWN AND DESIGNATED as Lot No. 29, as shown on the map of Baywood Forest, as recorded in Plat Book 31 at Pages 54 and 55, in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

**Property Address:**      **4804 Barkas Drive**  
**Winston-Salem, NC 27106**