


2018026733 00055

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$337.00

 PRESENTED & RECORDED:
07-13-2018 09:16:25 AM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3414
PG: 3644-3646

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$337.00

Parcel Identifier No. 6809-71-0396.000 Verified by Forsyth County on the ____ day of _____, 2018

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Lot 77 and part of Lot 78, Wedgewood Section 1

THIS DEED made this ____ day of July, 2018, by and between

GRANTOR	GRANTEE
I Buy Houses, LLC, a North Carolina limited liability company 641 Sun Meadows Drive Kernersville, NC 27284	Chad Black, unmarried <u>Property Address:</u> 1950 Lodgecrest Lane Pfafftown, NC 27040

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 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 3393, Page 1953, Forsyth County Registry

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.

I Buy Houses, LLC

By: Christopher Shannon Vajger (SEAL)
Christopher Shannon Vajger, Member/Manager

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: Christopher Shannon Vajger.

Date: 7/12/2018

Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2022

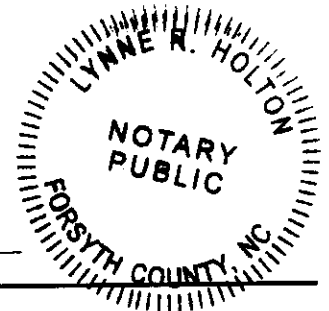


Exhibit A

TRACT NO. 1 - BEING KNOWN AND DESIGNATED as Lot No. 77 of Wedgewood Section 1, as recorded in Plat Book 21 at Page 152 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT NO. 2 - BEGINNING on an iron stake in the South right-of-way line of Lodgecrest Lane, said Iron stake being the northeast corner of Lot No. 78 of Wedgewood, Section 1 as is recorded in Plat Book 21, Page 152 of the Forsyth County Registry; running thence South 70-51 West along the south edge of Lodgecrest Lane 37.91 feet to a point to the beginning of a Cul De Sac running thence with the said right-of-way line of the said Cul De Sac on a curve the chord of which is 33-13 East 65.56 feet to a point in the Southern right-of-way line of the Cul De Sac of Lodgecrest Lane, said point being the Northeast corner of Lot No. 77 of the property described above in Tract No. 1 and the Northwest corner of Lot No. 78 of the tract described above; running thence with East right-of-way line of Lot 77 194.40 feet to the Northwest corner of Lot No. 87; hence North 62-29 East 39.69 feet to a point; thence North 17-31 East 250.33 feet to the right-of-way line of Lodgecrest Lane to the place of beginning being the western portion of Lot No. 78 of Plat described in Tract 1.