

2018042263 00127FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$300.00**

PRESENTED & RECORDED

10/31/2018 12:36:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3432**PG: 1346 - 1347****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$300.00 (Forsyth County only) NTC (Davidson County)

Parcel Identifier No. 6882-75-2226.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: ROBERSON, HAWORTH & REESE, P.L.L.C., P.O. Box 1550, High Point, NC 27261

This instrument was prepared by: Elizabeth M. Koonce, a North Carolina licensed attorney

Brief description for the Index: Lot 7, Block F, Section 1, Cedarwood Hills Subdivision, Plat Book 23, Page 47 (Forsyth County) and Plat Book 14, Page 67 (Davidson County)

THIS DEED made this 30th day of October, 2018, by and between

| GRANTOR | GRANTEE |
|---|---|
| I BUY HOUSES, LLC, a North Carolina limited liability company | ALICIA A. JOHNSON |
| 641 Sun Meadows Drive Kernersville, NC 27284 | 211 Cedarwood Trail High Point, NC 27265 |

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 Township of Abbotts Creek, Forsyth and Davidson Counties, North Carolina and more particularly described as follows:

BEING ALL OF LOT 7, Block F, Section 1, of Cedarwood Hills Subdivision, map of which is recorded in Plat Book 23, at Page 47 of the Forsyth County, North Carolina Registry and in Plat Book 14, at Page 67, of the Davidson County, North Carolina Registry, reference to which is hereby made for a more particular description thereof.The above described property (____) does/(X) does not include the primary residence of the Grantor.Submitted electronically by "Roberson, Haworth & Reese, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3401, Page 995 (Forsyth County and in Book 2311, Page 1895 (Davidson County).

The map showing the above described property is recorded in Plat Book 23, Page 47 (Forsyth County) and in Plat Book 14, Page 67 (Davidson County).

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:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

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 S. Vajgert mbc/mgr
Christopher S. Vajgert, Member/Manager

State of North Carolina
County of Guilford

I, Holly Wright, a Notary Public of the County of Randolph and State aforesaid, certify that the following person who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he is Member/Manager of I Buy Houses, LLC, a North Carolina limited liability company, and that by authority duly given as Member/Manager of the LLC, he voluntarily signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

Christopher S. Vajgert, Member/Manager of I Buy Houses, LLC

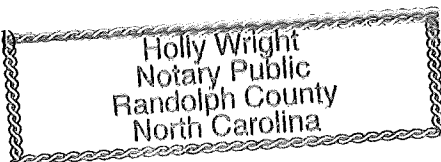
Date:

10/30/2018

Holly Wright

Holly Wright, Notary Public
Notary's Printed or Typed Name

(Official/Notarial Seal)



My commission expires: 02-22-2020