

2019005538 00045FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$210.00**

PRESENTED & RECORDED

02/15/2019 11:35:46 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3446

PG: 1645 - 1646

NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax:** \$210.00**Tax Parcel Identification Number:** 6835-01-1937.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 641 Sun Meadows Drive, Kernersville, NC 27284**Property Address:** 635 Granville Drive, Winston-Salem, NC 27101

Brief description for the Index: Lot 6, Granville Place, Block 17

THIS DEED made this 14 day of January, 2019 by and between**GRANTOR**

ANDREW N. EMMETT, an unmarried man

678 Oakfield Drive
Charleston, South Carolina 29412**GRANTEE**I BUY HOUSES, LLC, a
North Carolina limited liability company641 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 that certain lot or parcel of land situated in the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

Being known and designated as Lot 6, Plat of Granville Place, Block 17, as shown on the plat thereof recorded in Plat Book 1, Page 99(2), Forsyth County Registry, reference to which plat is hereby made for a more particular description.

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.

For back title reference, see the deed recorded in Book 3431, Page 3950, Forsyth County Registry.

THIS IS ✓ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2019 property taxes.

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

Andrew N. Emmett (SEAL)
ANDREW N. EMMETT

STATE OF NC

COUNTY OF Forsyth

I, Sandra Lee Peduto a Notary Public for the County of Forsyth and State of NC, do hereby certify that Andrew N. Emmett, either being personally known to me or proven by satisfactory evidence (said evidence being NC DL), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 14th day of January, 2019.

Sandra Lee Peduto
Notary Public
Name: Sandra Lee Peduto
My Commission Expires: April 22, 2023

