

2019015925 00137FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$480.00**

PRESENTED & RECORDED

05/01/2019 02:38:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3457**PG: 4335 - 4337****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$480.00****Parcel Identifier No.:**

Brief description for index: LO012 BL2557

Mail deed/taxes after recording to Grantee: 2203 Pine Valley Drive
Lutherville Timonium, MD 21093-3053This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 25 day of April, 2019 by and between**GRANTOR:****I BUY HOUSES, LLC, A North Carolina Limited Liability Company**

Address:

**641 SUN MEADOWS DRIVE, KERNERSVILLE, NC
27284****GRANTEE:****HUGH J. MONAGHAN and ELIZABETH H.
MONAGHAN, his wife.**

Property Address:

1308 WATSON AVE., WINSTON SALEM, NC 27103

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.

WITNESSTH, 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 **FORSYTH** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **RE 3425**, Page **2320-2322**, **FORSYTH** County Registry.

A map showing the above described property is recorded in Plat Book 18, Page 88, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☐ NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

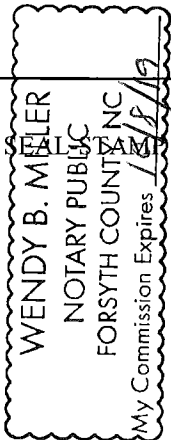
Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

**I BUY HOUSES, LLC A NORTH CAROLINA LIMITED
LIABILITY COMPANY**

(Entity Name)

By: Christopher S. Vajser
Title: Manager



STATE OF North Carolina COUNTY OF Forsyth

I, Wendy B. Miller, a Notary Public of Forsyth County of the State of North Carolina, do hereby certify that Christopher Vajser personally came before me this day and acknowledged that he/she is member of I Buy Houses LLC, and acknowledged, on behalf of I Buy Houses LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of April, 2019.

My Commission Expires: 10/8/19 Wendy B. Miller Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 12 of Property of Salem Realty Co. Inc., Section 1, a map and plat of which is recorded in Plat Book 18, Page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is the same as that described in Book 1480, Page 2045, Forsyth County Registry and is designated as Tax PIN 6824-47-9495.00 (Block 2557, Lot 012) on the Forsyth County tax maps.

PROPERTY ADDRESS: 1308 WATSON AVENUE, WINSTON SALEM, NC 27103