

2019016560 00170FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$560.00**

PRESENTED & RECORDED

05/06/2019 03:37:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3458**PG: 3315 - 3317****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$560.00****Parcel Identifier No.: 6816-02-8088.000**

Brief description for index: LO057 BL2924

Mail deed/taxes after recording to Grantee: 1008 Kendale Dr, Winston-Salem, NC 27104This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 25th 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:****AMANDA C. JONES and JON A. EILBES, a married couple.**

Property Address:

1008 Kendale Drive, Winston Salem, NC 27104

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 **2295**, PAGE **2624-2626**, **FORSYTH** County Registry.

A map showing the above described property is recorded in Plat Book 22, Page 144, 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:

Title:

Christopher D. Vaguet m.b./mgr
Manager/member

<p>SEAL-STATE WENDY B. MILLER NOTARY PUBLIC FORSYTH COUNTY, N.C. Commission Expires 10/8/19</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u></p> <p>I, <u>Wendy B. Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that <u>Christopher Vaguet</u> personally came before me this day and acknowledged that he/she is <u>member/manager</u> of <u>I Buy Houses, LLC</u>, and acknowledged, on behalf of <u>I Buy Houses, LLC</u>, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>25</u> day of <u>April</u>, 2019.</p> <p>My Commission Expires: <u>10/8/19</u> <u>Wendy B Miller</u> Notary Public</p>
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EXHIBIT "A"

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

Being known and designated as Lot 57, as shown on the Map of Forestdale, Section 3, recorded in Plat Book 22, at Page 144, 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: 1008 Kendale Drive, Winton Salem, North Carolina 27104