

2019020509 00200

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

\$418.00

PRESENTED & RECORDED

05/31/2019 03:20:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3463**PG: 1714 - 1716**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$418.00**Parcel Identifier No.: 5896-59-5716.00**Brief description for index: Lt 1 WINTERBERRY
RETURN TO: BOX #144Mail deed/taxes after recording to **Grantee: 2299 WINTERBERRY DRIVE, WINSTON SALEM, NC 27106**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 31ST day of MAY, 2019 by and between

| | |
|---|---|
| GRANTOR: I BUY HOUSES, LLC A North Carolina Limited Liability Company. Address: 641 SUN MEADOWS DRIVE, KERNERSVILLE, NC 27284 | GRANTEE: BRADLEY L. DRINNON AND WIFE, PAMELA K. DRINNON Property Address: 2299 WINTERBERRY DRIVE, WINSTON SALEM, NC 27106 |
|---|---|

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 3445**, Page **2391-2393**, **FORSYTH** County Registry.

Submitted electronically by "Kangur & Porter"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 27, Page 85, 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

(Entity Name)

By: Chris Vajert
Title: mgr/mgr

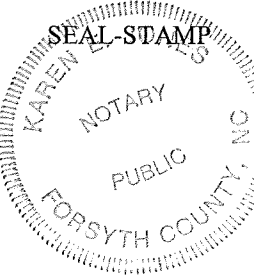
| | |
|--|---|
|  | STATE OF <u>NC</u> COUNTY OF <u>FORSYTH</u> |
| | I, <u>KAREN E. JONES</u> , a Notary Public of <u>FORSYTH</u> County of the State of <u>NC</u> , do hereby certify that CHRIS VAJERT personally came before me this day and acknowledged that he/she is <u>MANAGER</u> of I BUY HOUSES, 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 <u>31</u> ST day of <u>MAY</u> , 2019. |
| | My Commission Expires: <u>11/14/22</u> <u>Karen E. Jones</u> Notary Public |

EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot NUMBER ONE (1), AS SHOWN ON PLAT OF SECTION ONE OF WINTERBERRY, as recorded in Plat Book 27, Page 85, in the Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 2299 WINTERBERRY DRIVE, WINSTON SALEM, NC 27106

PARCEL ID #: 5897-89-5716.000