

2019024992 00101FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$276.00**

PRESENTED & RECORDED

06/28/2019 11:18:42 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3468**PG: 2480 - 2482****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$276.00****Parcel Identifier No.: 6823-36-2112.000**

Brief description for index:

Mail deed/taxes after recording to **Grantee: 2124 LINDALE ST., WINSTON SALEM, NC 27127**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 26th day of July, 2019 by and between**GRANTOR:****I BUY HOUSES, LLC, A NORTH CAROLINA LIMITED
LIABILITY COMPANY.**

Address:

641 MEADOWS DRIVE, KERNERSVILLE, NC 27284**GRANTEE:****ROBERT L. ARCHIE, JR., a single person**

Property Address:

2124 LINDALE STREET, WINSTON SALEM, NC 27127

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 3438**, Page **2334-2336**, **FORSYTH** County Registry.

Submitted electronically by "Justice Law Group, P.A."
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 14, Page 12, 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 NC LIMITED LIABILITY COMPANY

(Entity Name)

By: Christopher Vajgert
Title: Christopher Vajgert, member/manager

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Guilford</u>
	<p>I, <u>Christopher P. Justice</u>, a Notary Public of <u>Guilford</u> County of the State of <u>North Carolina</u>, do hereby certify that CHRISTOPHER VAJGERT, 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 I BUY HOUSES, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>25th</u> day of <u>June</u>, 2019.</p> <p>My Commission Expires: <u>10-05-2020</u> <u>[Signature]</u> Notary Public</p>

CHRISTOPHER P. JUSTICE
Notary Public, North Carolina
Guilford County
My Commission Expires
October 05, 2020

EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an iron, northeastern intersection of Greenfield Street and Lindale Street; **FROM SAID BEGINNING POINT** thence continuing with the eastern right-of-way line of Lindale Street North 03 degrees 43 minutes West 200.14 feet to an iron, the southwest corner of Lot 30 as shown on a map of Advent Acres recorded in Plat Book 14, Page 12, Forsyth County Registry; thence continuing with the southern line of said Lot 30 South 89 degrees 27 minutes 15 seconds East 160.35 feet to an iron at or near a branch; running thence with the meandering branch South 01 degree 09 minutes 52 seconds West 199.59 feet to an iron in the northern right-of-way line of said Greenfields Street; thence with said right-of-way line North 89 degrees 27 minutes 15 seconds West 143.32 feet to the point and place of **BEGINNING**, according to survey prepared by Daniel W. Donathan, RLS-1192, dated May 2, 1996.

BEING FUTHER KNOWN AND DESIGNATED as all of Lots 28 and 29 as shown on map of Advent Acres, recorded in Plat Book 14, Page 12, **SAVE AND EXCEPT** that portion conveyed in Deed Book 1137, Page 1009, Forsyth County Registry.

See Tax Block 3869, Lots 28B and 29B, Forsyth County/City Tax Maps.

PROPERTY ADDRESS: 2124 LINDALE ST. WINSTON SALEM, NC 27127

PARCEL ID #: 6823-36-2112.000