

2019047382 00247

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$222.00
 PRESENTED & RECORDED
 11/22/2019 04:34:03 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3494**PG: 3676 - 3678**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:\$222.00**Parcel Identifier No.:** 6823-37-5654.000

Brief description for index: Lt 49, Ardmore Village, Phase 2

Mail deed/taxes after recording to **Grantee:**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 22nd day of November, 2019 by and between

GRANTOR: CHARLES R. SPRIGGS, a single man and JENNIFER D. O'GUINN, FKA JENNIFER D. SPRIGGS, a single woman. Address: 1753 Reedy Creek Road, Lexington, NC 27295	GRANTEE: I BUY HOUSES, LLC, a NORTH CAROLINA LIMITED LIABILITY COMPANY. Property Address: 1740 Crossfield Ridge, Winston Salem, NC 27127
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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 **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 2247, Page 3735, Forsyth County Registry.**

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

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.

A map showing the above described property is recorded in **Plat Book 39, Page 161**, 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 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

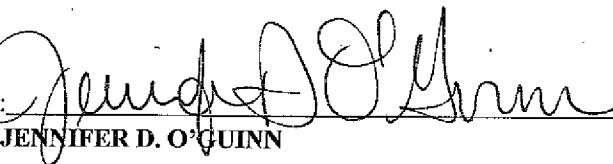
Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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.

By  (SEAL)
CHARLES R. SPRIGGS

SEAL WENDY B. MILLER NOTARY PUBLIC FORSYTH COUNTY, NC My Commission Expires 10/8/2024	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> 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 CHARLES R. SPRIGGS personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>22</u> day of <u>November</u> , 2019. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By:  (SEAL)
JENNIFER D. O'GUINN

SEAL WENDY B. MILLER NOTARY PUBLIC FORSYTH COUNTY, NC My Commission Expires 10/8/24	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> 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 JENNIFER D. O'GUINN personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>19th</u> day of <u>November</u> , 2019. My Commission Expires: <u>10/8/19</u> <u>Wendy B. Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Lot 49, as shown on the map of Ardmore Village II, Phase 2, which map is recorded in Plat Book 39, page 161, 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: 1740 Crossfield Ridge Lane, Winston Salem, NC 27127

PARCEL ID #: 6823-37-5654.000