

**2019052477 00103**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$607.00PRESENTED & RECORDED:
12-31-2019 12:57:48 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPT**BK: RE 3501****PG: 248-251****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$607.00

Tax PIN No. 6816-92-6033.000

Verified by _____ County on the ____ day of _____, 20__.

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Elizabeth M. Repetti, Esq., Bell, Davis & Pitt, PA *Box 104*

Brief description for the Index:

THIS DEED made this 31 day of December, 2019, by and between**GRANTOR****I BUY HOUSES, LLC**
641 Sun Meadows Drive
Kernersville, NC 27284**GRANTEE****Jackson Walters Ogburn**
1056 Burke Street
Winston-Salem, NC 27101

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto
and incorporated herein by reference

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3497, Page 3903, Forsyth County Registry, North Carolina.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

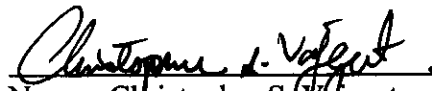
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

The provisions of all applicable zoning and land use ordinances, statutes and regulations; easements, restrictions, and rights-of-way of record, if any, and ad valorem taxes for the current year, and each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed the day and year first above written.

I BUY HOUSES, LLC

 (SEAL)
Name: Christopher S. Vajert
Title: Managing Member

• State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person personally appeared before me this day and acknowledged that he or she voluntarily signed the foregoing instrument for the purpose stated herein and in the capacity indicated: Christopher J. Vajgert Managing Member of I BUY HOUSES, LLC.

Witness my hand and Notarial stamp or seal, this 31 day of December, 2019.

Cheryl L. Vaughan
Notary Public

Cheryl L. Vaughan
Notary's Printed or Typed Name

My Commission Expires: 3/19/2022

(Official Seal)

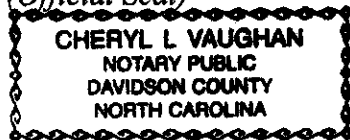


EXHIBIT A

I Buy Houses, LLC to Jackson Walter Ogburn
Legal Description

2713 Spring Garden Road, Winston-Salem, NC 27106
Forsyth County Tax PIN 6816-92-6033.00

Beginning at an existing iron stake in the North right of way line of Spring Garden Road, said stake being the southwest corner of the within described tract (said tract being the western most portion of Lot 7 as shown on the Map of West Buena Vista, recorded in Plat Book 12, Page 102, Forsyth County Registry, and said stake being the southeast corner of Lot No. 16 as shown on the Map of Spring Garden Development, recorded in Plat Book 16, Page 132, Forsyth County Registry); from said point and place of BEGINNING running thence with the west line of said lot of said Lot No. 16, North 00 deg. 57' 01" East 99.91 feet to an existing iron stake, the southwest corner of Lot No. 6 on the above described map of West Buena Vista; thence with the south line of Lot No. 6 South 89 deg. 00' 01" East 110.37 feet to an existing iron stake; thence South 01 deg. 15' 59" West 99.91 feet to an existing iron stake in the north right of way line of Spring Garden Road; thence with said right of way line North 89 deg. 00' West 109.81 feet to the point and place of BEGINNING. Being a part of Lot No. 7 of the Map of West Buena Vista recorded in Plat Book 12, Page 102, Forsyth County Registry, consisting of 0.253 acres, more or less, as shown on a survey by Larry L. Callahan, RLS, dated December 12, 1991, and bearing Job No. 1735-1. Together with improvements located thereon; said property being located at 2713 Spring Garden Road, Winston-Salem, North Carolina.