

**2020057815 00101**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$452.00**

PRESENTED &amp; RECORDED

12/17/2020 11:53:05 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

**BK: RE 3574****PG: 531 - 533****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$452.00**Tax Parcel Number:** 6809-93-3499.000**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 1527 Turfwood Drive, Pfafftown, NC 27040**Property Address:** 1527 Turfwood Drive, Pfafftown, NC 27040**Brief description for the Index:** Lot 48A, WedgewoodTHIS DEED made this 17<sup>th</sup> day of December, 2020 by and between**GRANTOR**I BUY HOUSES, LLC, a  
North Carolina Limited Liability Company641 Sun Meadows Drive  
Kernersville, NC 27284**GRANTEE**BRIAN L. FARLAND and wife,  
JACQUELINE A. FARLAND1527 Turfwood Drive  
Pfafftown, NC 27040

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 the County of **FORSYTH** State of North Carolina and more particularly described as follows:**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3518, Page 3626, Forsyth County Registry.

submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS IS \_\_\_\_ OR IS NOT ✓ THE GRANTOR'S PRIMARY RESIDENCE

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: subject to valid and enforceable easements and restrictions of record, if any; and 2020 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

I BUY HOUSES, LLC, a North Carolina Limited Liability Company

By: Christopher Shannon Vajgert mbr/mgr (SEAL)  
Christopher Shannon Vajgert, Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Ailee Ballard, a Notary Public of the County of Forsyth and State of North Carolina, certify that Christopher Shannon Vajgert, either being personally known to me or proven by satisfactory evidence (said evidence being driver license), who is the Manager of I BUY HOUSES, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Manager of I BUY HOUSES, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 17<sup>th</sup> day of December, 2020.

Ailee Ballard

Notary Public

Name: Ailee Ballard

My Commission Expires: 12/20/2022

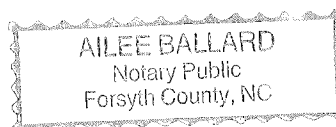


EXHIBIT "A"  
PROPERTY DESCRIPTION

Beginning at an iron in the western right of way line of Turfwood Drive, said iron being located 230 feet from the intersection of Turfwood Drive and Cliffside Drive, said iron also being located at the northeastern corner of Lot 49, as shown on the hereinafter referred to plat; running thence along the northern line of Lot 49, North  $86^{\circ} 09'$  West 193.83 feet to an iron; running thence North  $03^{\circ} 51'$  East 115 feet to an iron; running thence South  $86^{\circ} 07' 50''$  East 196.56 feet to an iron located in the western right of way line of Turfwood Drive; running thence along the western right of way line of Turfwood Drive, the two (2) following courses and distances: South  $06^{\circ} 42'$  West 55 feet and South  $03^{\circ} 51'$  West 60 feet to an iron, the point and place of beginning, and being known and designated as Lot 48A as shown on the Map of Wedgewood, Section 2, recorded in Plat Book 22, at page 38, Forsyth County Registry, according to survey of Daniel W. Donathan, R.L.S., dated December 7, 1978.