

**2021000566 00117**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$185.00**  
 PRESENTED & RECORDED  
 01/06/2021 01:24:37 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE  
 DPTY

**BK: RE 3578****PG: 1360 - 1361**


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 Mail deed and tax bills to Grantee: **641 Sun Meadows Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$185.00

Brief description: <b>Lots 43 and 44, Daybow Park</b>
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## GENERAL WARRANTY DEED

THIS DEED made this 6<sup>th</sup> day of January, 2021, by and between:

<p>GRANTOR:</p> <p><b>ANDREA CHARLENE BRUMFIELD (unmarried)</b></p> <p>Grantor address:          172 Astoria Court, Apt. B          Lexington, NC 27295</p>	<p>GRANTEE:</p> <p><b>I BUY HOUSES, LLC,</b>  <b>a North Carolina limited liability company</b></p> <p>Grantee address:          641 Sun Meadows Drive          Kernersville, NC 27284</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

## 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:

BEING KNOWN AND DESIGNATED as **Lots 43 and 44 of Daybow Park**, a map and plat of which is recorded in **Plat Book 16, Page 218** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 3275, Page 87, Forsyth County Registry and is designated as Tax PIN 5898-68-2298.00 (Block 4753, Lots 043 and 044) on the Forsyth County tax maps.

Property Address: **4910 Katie Court, Pfafftown, NC 27040**

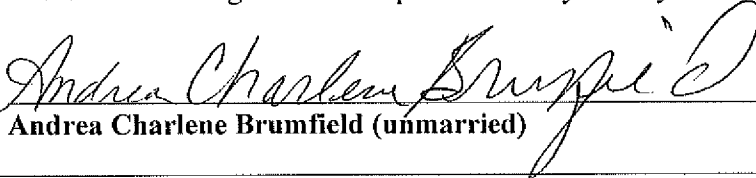
Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

 (Seal)  
**Andrea Charlene Brumfield (unmarried)**

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Andrea Charlene Brumfield**

January 6, 2021

Place notary seal below this line:

  
Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025

