

2021009492 00204

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
 02/25/2021 02:57:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3589**PG: 2487 - 2489**

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

Prepared by: N. Alan Bennett, a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
 upon disbursement of closing proceeds.
 Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$300.00

Brief description: **Lot 25 and part Lot 24, Knollwood Manor, Section 3**

GENERAL WARRANTY DEED

THIS DEED made this 25th day of February, 2021, by and between:

<p>GRANTOR:</p> <p>KIMBERLY CRIPPS (fka Kimberly Horton) and husband, KEVIN CRIPPS</p> <p>Grantor address: 6309 Indian Hills Lane Climax, NC 27233</p>	<p>GRANTEE:</p> <p>I BUY HOUSES, LLC, a North Carolina limited liability company</p> <p>Grantee address: 641 Sun Meadows Drive Kernersville, NC 27284</p>
<p>The property conveyed does not 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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **757 Elderwood Avenue, Winston-Salem, NC 27103**

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.

Kimberly Cripps (Seal)
Kimberly Cripps (aka Kimberly Horton)

Kevin Cripps (Seal)
Kevin Cripps

North Carolina, Forsyth County

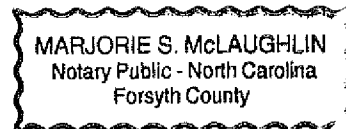
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Kimberly Cripps and Kevin Cripps

February 25, 2021

Place notary seal below this line:

Marjorie S. McLaughlin
 Notary Public – Marjorie S. McLaughlin



My Commission Expires – February 12, 2025

EXHIBIT A

**I Buy Houses, LLC
Lot 25 and part Lot 24, Knollwood Manor, Section 3
757 Elderwood Avenue**

Property Description:

BEGINNING at an existing iron pipe in the northern right-of-way line of Elderwood Avenue, said pipe being the southwest corner of Lot 52 of Knollwood Manor, Section 2 as recorded in Plat Book 20, Page 27, Forsyth County Registry, and thence with the said northern right-of-way line of Elderwood Avenue, North 56° 54' West 85.00 feet to a point; thence continuing with said northern right-of-way line North 50° 23' 44" West 7.63 feet to an existing iron pipe; thence North 39° 12' 12" East 140.17 feet to an existing iron pipe in the southern boundary line of Lot 28 of Knollwood Manor, recorded in Plat Book 18, Page 53, Forsyth County Registry; thence with the said southern boundary line, South 57° 05' 33" East 81.85 feet to an existing iron pipe, said iron pipe being the northwest corner of Lot 52 of Knollwood Manor, Section 2 as aforesaid; thence with the western boundary line of the said Lot 52, South 34° 48' West 140.58 feet to the point and place of **BEGINNING**, and being known and designated as all of Lot 25 and a small triangular portion of Lot 24 of Knollwood Manor, Section 3, Plat Book 20, Page 33, Forsyth County Registry. The above-described property being shown on a survey dated September 1, 1994 by Daniel W. Donathan, R.L.S.

This is the same property as described in Book 2891, Page 836, Forsyth County Registry and is designated as Tax PIN 6815-91-0336.00 (Block 2699, Lots 024A and 025) on the Forsyth County tax maps.