

2021010373 00139

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$303.00
 PRESENTED & RECORDED
 03/02/2021 01:09:18 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3590**PG: 3755 - 3756**

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: \$303.00

Brief description: **Lot 1, Block A, Town and Country Estates**

GENERAL WARRANTY DEED

THIS DEED made this 1st day of March, 2021, by and between:

GRANTOR: CCL PARTNERSHIP, a North Carolina general partnership Grantor address: c/o Charles R. Jones, Jr. 4041 Clarendon Avenue Winston-Salem, NC 27106	GRANTEE: I BUY HOUSES,LLC, a North Carolina limited liability company Grantee address: 641 Sun Meadows Drive Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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 **Lot 1 in Block A of Town and Country Estates**, a map and plat of which is recorded in **Plat Book 16, Page 161** 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 2498, Page 2516, Forsyth County Registry and is designated as Tax PIN 6817-44-7286.00 (Block 3501, Lot 001) on the Forsyth County tax maps.

Property Address: **3040 Briarcliffe Road, Winston-Salem, NC 27106**

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.

CCL Partnership, a North Carolina general partnership

Charles Roger Jones, Jr.

(Seal)

Charles Roger Jones, Jr., Partner

Lee R. Jones

(Seal)

Lee R. Jones, Partner

Note: The Certificate of Partnership for CCL Partnership was recorded on August 23, 2004 in Book 2498, Page 2514, Forsyth County Registry. The original partners were: Charles Roger Jones; Melba S. Jones; Charles Roger Jones, Jr.; Carol J. Sauers and Lee R. Jones. Charles Roger Jones, Jr. and Lee R. Jones have acquired the partnership interest originally held by Charles Roger Jones; Melba S. Jones and Carol J. Sauers so that Charles Roger Jones, Jr. and Lee R. Jones are now the only partners in CCL Partnership.

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:

Charles Roger Jones, Jr. and Lee R. Jones

March 1, 2021

Place notary seal below this line:

Marjorie S. McLaughlin

Notary Public

Print/Type Name: Marjorie S. McLaughlin

My Commission Expires: Feb 12, 2025

MARJORIE S. McLAUGHLIN
Notary Public - North Carolina
Forsyth County