

2021012527 00222

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$1046.00

PRESENTED & RECORDED

03/12/2021 03:44:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3593**PG: 2765 - 2767****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 1046.00

Parcel Identifier No.: 5876-63-7296 (Block 4674, Lot 008)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 7829 Fair Bluff Drive, Lewisville, NC 27023

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: .69 acres +/-, Fair Bluff Road

THIS DEED made this 12~~th~~ day of March, 2021 by and between,

GRANTOR	GRANTEE
I BUY HOUSES, LLC a North Carolina limited liability company	EFREN RENDON and wife, ROSALYN BATES-RENDON
Mailing Address: 641 Sun Meadows Drive, Kernersville, NC 27284	Mailing Address: 7829 Fair Bluff Drive, Lewisville, NC 27023

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

See Exhibit A attached hereto and incorporated herein by reference.

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3545, Page 2887, Forsyth County Registry. A map showing the above described property is recorded in Plat Book , Page .

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

I Buy Houses, LLC

By: Christopher Shannon Vajert (SEAL)
Christopher Shannon Vajert, Member/Manager

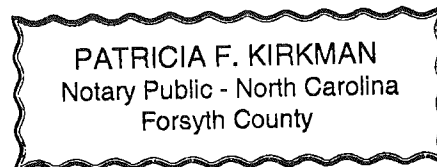
State of North Carolina)
County Forsyth)

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 herein and in the capacity indicated: **Christopher Shannon Vajert, Member/Manager of I Buy Houses, LLC** a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 3-12-21

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of Notary Public



My Commission Expires: 5-29-24

Exhibit A

Commencing at an existing iron pin along the north right of way line of Fair Bluff Drive and marking the southwest corner of the Janice Hoots McCoy property (Book 2079, Page 2219, Forsyth County Registry; Lot 7, Oak Haven Estates, Plat Book 23, Page 13, Forsyth County Registry); thence from said existing iron pin along the north right of way of Fair Bluff Drive, North 88° 38' 48" West 5.23 feet to an iron pin set marking the southeast corner of this property and the beginning point of this description; thence from said beginning point, North 03° 07' 50" East 176.41 feet to an existing iron pin marking the northeast corner of this property and the northwest corner of the McCoy property; thence North 88° 17' 55" West 177.71 feet to an existing iron pin marking the northwest corner of this property and the northeast corner of the Carlos D. Bull, Jr. property (Book 3386, Page 1261, Forsyth County Registry, Tax Pin 5876-63-5284, Forsyth County tax maps); thence South 01° 26' 44" East 177.57 feet to an existing iron pin marking the southwest corner of this property; thence South 88° 32' 13" East 40.07 feet to an existing iron pin along the north right of way line of Fair Bluff Drive and also lying North 01° 07' 24" East 106.46 feet from a stone; thence along the north right of way line of Fair Bluff Drive, South 88° 39' 35" East 123.49 feet to an iron pin set marking the point and place of beginning and containing 0.69 acres (30,178.60 square feet) and being designated as Tract 1 on the survey prepared by D. Clifton Bodenhamer, Jr., PLS dated May 26, 2020 and designated as Project No. LHOOTD.

This is part of the property as described in Deed Book 900, Page 490, Forsyth County Registry and is designated as the major portion of Tax PIN 5876-63-7296 (Block 4674, Lots 008 and 101) on the Forsyth County tax maps.

There is conveyed herewith any and all easements appurtenant to this property for the extension of Fair Bluff Drive including but not limited to the easements referenced and/or described in Book 1155, Page 1170; Book 1156, Page 649; Book 2022, Page 3812; Book 2022, Page 3818; Book 2022, Page 3824; Book 2553, Page 268 and Book 2553, Page 270, Forsyth County Registry.

Tax Parcel Number: 5876-63-7296 (Block 4674, Lot 008)

Property Address: 7829 Fair Bluff Drive, Lewisville, NC 27023