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

\$516.00

PRESENTED & RECORDED

09/08/2021 02:42:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3639

PG: 48 - 49

Revenue Stamp: \$516.00

Prepared by and

Return E-Record to: *Hugh B. Campbell, III, Esquire, Campbell Law Group, PLLC*

Parcel Identification No(s): 6817-44-7286.000

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED is made this 8th day of September, 2021, by and between **I BUY HOUSES, LLC, a North Carolina limited liability company**, Grantor, and **SYLVIA MIRABAL**, Grantee, whose address is 3040 Briarcliffe Road, Winston Salem, North Carolina 27106.

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, 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.

Property is subject to Restrictive Covenants recorded in Book 671, Page 286, Forsyth County Registry.

This is the same property as described in Book 2498, Page 2516, Forsyth County Registry and is designated as Tax PIN 6817-44-7286.000 (Block 3501, Lot 001) on the Forsyth County tax maps.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 3590, Page 3755.

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.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple and 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 any exceptions herein stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

I BUY HOUSES, LLC

BY: Christopher Shannon Vajert (SEAL)
CHRISTOPHER SHANNON VAJERT, MANAGING MEMBER

To facilitate the accurate appraisal of real property for taxation, N.C.G.S. §105-317.2 now requires the Grantor to state whether the property includes the primary residence of the Grantor. This is to certify that the property described above _____ does or XXX does not contain my primary residence.

STATE OF NORTH CAROLINA
COUNTY OF SURRY

I, Hugh B. Campbell, III, a Notary Public for said County and State, do hereby certify that Christopher Shannon Vajert, Managing Member of I Buy Houses, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company. Witness my hand and official seal, this the 8th day of September, 2021.

My Commission Expires:
02-23-2022

Notary Public

