

**2021054556 00128**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$110.00**

PRESENTED &amp; RECORDED

10/05/2021 11:56:23 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3645****PG: 4192 - 4194**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: \$110.00

Brief description: **0.568 acres along Comet Lane**

## GENERAL WARRANTY DEED

THIS DEED made this 4<sup>th</sup> day of October, 2021, by and between:

<b>GRANTOR:</b>	<b>GRANTEE:</b>
<b>ALLEN WESLEY HOLMES (unmarried/divorced)</b>	<b>I BUY HOUSES, LLC, a North Carolina limited liability company</b>
Grantor address: 1780 Round Hill Circle Kernersville, NC 27284	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:

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

Property Address: **3475 Comet Lane, Kernersville, NC 27284**

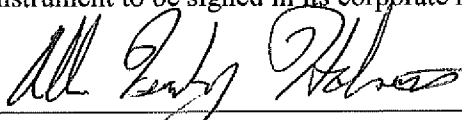
Submitted electronically by "Thomas and Bennett"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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)

**Allen Wesley Holmes (unmarried/divorced)**

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:

**Allen Wesley Holmes**

October 4, 2021

Place notary seal below this line:



Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025

MARJORIE S. McLAUGHLIN  
Notary Public - North Carolina  
Forsyth County

**EXHIBIT A**

**I Buy Houses, LLC**  
**0.568 acres along Comet Lane**  
**3475 Comet Lane**

**Property Description:**

BEGINNING at an iron stake being North 78° 03' 28" East 296.64 feet from an iron stake, a point in the eastern margin of the right of way line of Shepherd Hill Road; thence from said beginning point also being the southeast corner of Teddy Ray Sharp property (Deed Book 1515, page 200, Forsyth County Registry); thence along Sharp's eastern line North 11° 56' 32" West 247.54 feet to an iron stake, a corner with Sharp, also being a point in the southern line of Kenneth J. Warren property (Deed Book 1690, page 694, Forsyth County Registry); thence along said line and continuing along the southern line of India Dillon Warren (Deed Book 935, page 39, Forsyth County Registry) North 78° 03' 28" East 100.0 feet to an iron stake, a corner with Arthur Cooke Eidson (Deed Book 1628, page 812, Forsyth County Registry); thence along Eidson's western line South 11° 56' 32" East 247.54 feet to an iron stake, a point in the northern margin of a 50-foot easement; thence along the northern margin of said easement South 78° 03' 28" West 100.0 feet to the point and place of BEGINNING containing approximately 0.568 acres according to a survey prepared by Larry L. Callahan, R.L.S. dated April 29, 1991.

Note: A copy of the survey referenced herein is attached as Exhibit A to the Road Maintenance Agreement recorded in Book 1714, Page 2913, Forsyth County Registry.

This is the same property as described in Book 3596, Page 942, Forsyth County Registry and is designated as Tax PIN 6888-24-4657.00 (Block 5423, Lot 504B) on the Forsyth County tax maps.

There is conveyed herewith this property is subject to that easement described and/or referenced in Book 1547, Page 164; Book 1714, Page 2917 and Book 3596, Page 942, Forsyth County Registry.

This property is subject to the Road Maintenance Agreement recorded in Book 1714, Page 2913, Forsyth County Registry.