

2022002054 00219

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$340.00
 PRESENTED & RECORDED
 01/12/2022 04:02:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3669**PG: 1109 - 1114**

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: **\$340.00**

Brief description: **Lot 18, Atwood Acres, Section 8**

GENERAL WARRANTY DEED

THIS DEED made this 11th day of January, 2022, by and between:

GRANTOR:

**GEORGE A. PAYNE, Public Administrator of
 the Estate of William Wesley Wagoner
 (aka William W. Wagoner)**
JUDY WAGONER PERDUE (unmarried)
GEORGE G. WAGONER
and wife,
DEBORAH R. WAGONER
LOUISE B. WAGONER, (aka Beth Wagoner)
(unmarried/widow), Individually and as Executor of the
Estate of Terry Ray Wagoner

Grantor address:
 c/o Judy Wagoner Perdue
 2399 Jefferson Avenue
 Winston-Salem, NC 27103

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:

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

Property Address: **3100 Birchway Lane, Winston-Salem, NC 27103**

Title History: See Exhibit A

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.

George A. Payne, Public Administrator of the Estate of William Wesley Wagoner, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Public Administrator of the Estate of William Wesley Wagoner insofar as it is his duty to do so by virtue of his office as Public Administrator, but no further.

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.

George A. Payne, Adm. (Seal)
George A. Payne, Public Administrator of the Estate of William Wesley Wagoner (aka William W. Wagoner)

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:

George A. Payne

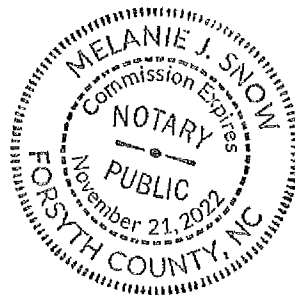
January 11th, 2022

Place notary seal below this line:

Melanie J. Snow
Notary Public

Print/Type Notary Name: Melanie J. Snow

My Commission Expires: 11/21/2022

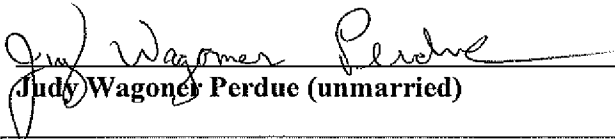


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.


Judy Wagoner Perdue (unmarried)

(Seal)

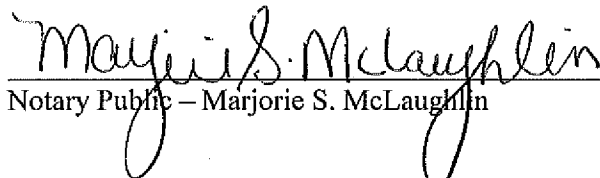
North Carolina, Forsyth County

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:

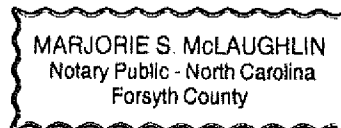
Judy Wagoner Perdue

January 12, 2022

Place notary seal below this line:


Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025



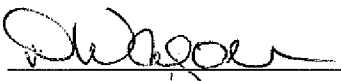
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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)
George G. Wagoner

 (Seal)
Deborah R. Wagoner

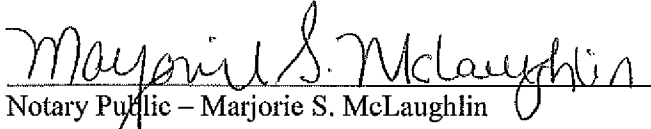
North Carolina, Forsyth County

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:

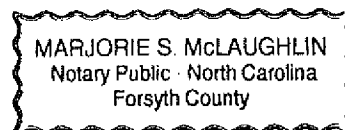
George G. Wagoner and Deborah R. Wagoner

January 12, 2022

Place notary seal below this line:


Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025



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.

Louise B. Wagoner, Executor of the Estate of Terry Ray Wagoner, does hereby covenant that she has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of her as Executor of the Estate of Terry Ray Wagoner insofar as it is her duty to do so by virtue of her office as Executor, but no further.

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)

Louise B. Wagoner (aka Beth Wagoner) (unmarried/widow), Individually and as Executor of the Estate of Terry Ray Wagoner

North Carolina, Davie 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:

Louise B. Wagoner

January 12, 2022

Place notary seal below this line:


Notary Public

J. GREGORY MATTHEWS

Print/Type Notary Name: _____

J. GREGORY MATTHEWS
Notary Public
Davie County, NC
My Commission Expires: Aug. 17, 2026

My Commission Expires: _____

EXHIBIT A

**I Buy Houses, LLC
Lot 18, Atwood Acres, Section 8
3100 Birchway Lane**

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 18 of Atwood Ares, Section 8**, a map and plat of which is recorded in **Plat Book 25, Page 101** 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 2426, Page 2315, Forsyth County Registry and is designated as Tax PIN 6804-62-9566.00 (Block 4055, Lot 018) on the Forsyth County tax maps.

Title History:

William W. Wagoner acquired this property by the deed recorded on November 26, 2003 in Book 2426, Page 2315, Forsyth County Registry.

William W. Wagoner (aka William Wesley Wagoner) died intestate on May 13, 2021 and his Estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #21-E-1705. George A. Payne qualified as Public Administrator on July 24, 2021. The Notice to Creditors has been published and the date for which claims are to be presented was November 12, 2021. The heirs of William Wesley Wagoner are as follows: Judy W. Perdue (sister); George G. Wagoner (brother) and Terry Ray Wagoner (brother). This Estate is currently open and still being administered.

Terry Ray Wagoner died testate on September 17, 2021 and his Estate is currently being administered through the Yadkin County Clerk of Courts office in CSC File #21-E-401. Certified copies of this estate administration were filed in Forsyth County Clerk of Courts office in CSC File #22-E-0001. Louise B. Wagoner qualified as Executor on December 16, 2021. The Notice to Creditors has been published and the date for which claims are to be presented is March 22, 2022. The Will of Terry Ray Wagoner devised all of his property to his wife, Louise B. "Beth" Wagoner. This Estate is currently open and still being administered.