

**2022005265 00199**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$300.00**  
 PRESENTED & RECORDED  
 02/01/2022 03:55:31 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3673****PG: 1193 - 1196**

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: \$300.00

Brief description: **Lot 22, Atwood Acres, Section 8**

### GENERAL WARRANTY DEED

THIS DEED made this 29<sup>th</sup> day of January, 2022, by and between:

<p>GRANTOR:</p> <p><b>DEBRA BERNARD JOHNSON</b>  <b>and husband,</b>  <b>TIMOTHY L. JOHNSON</b></p> <p><b>THOMAS KIDD BERNARD, JR.</b>  <b>and wife,</b>  <b>DAVINA M. BERNARD</b></p> <p>Grantor address:          c/o Debra B. Johnson          P.O. Box 75          Belews Creek, NC 27009</p>	<p>GRANTEE:</p> <p><b>I BUY HOUSES, LLC,</b>  <b>a North Carolina limited liability company</b></p> <p>Grantee address:          641 Sun Meadows Drive          Kernersville, NC 27284</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

### 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: **2894 Farmbrook Road, 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.

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.

Debra Bernard Johnson (Seal)  
Debra Bernard Johnson

Timothy L. Johnson (Seal)  
Timothy L. Johnson

North Carolina, Forsyth County

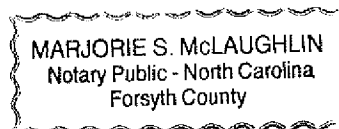
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Debra Bernard Johnson and Timothy L. Johnson**

February 1, 2022

Place notary seal below this line:

Marjorie S. McLaughlin  
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.

Thomas Kidd Bernard, Jr. (Seal)  
Thomas Kidd Bernard, Jr.

Davina M. Bernard (Seal)  
Davina M. Bernard

North Carolina, Cleveland 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:

**Thomas Kidd Bernard, Jr. and Davina M. Bernard**

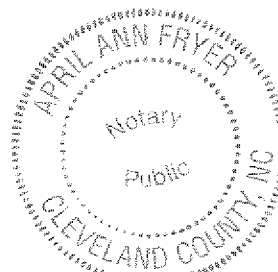
January 29, 2022  
~~February~~

Place notary seal below this line:

April Ann Fryer  
Notary Public

Print/Type Notary Name: April Ann Fryer

My Commission Expires: May 8, 2024



## **EXHIBIT A**

**I Buy Houses, LLC  
Lot 22, Atwood Acres, Section 8  
2894 Farmbrook Road**

### **Property Description:**

BEING KNOWN AND DESIGNATED as **Lot 22 of Atwood Acres, 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.

There is conveyed herewith all the property described in the deed recorded in Book 1114, Page 1024, Forsyth County Registry.

There is conveyed herewith and this property is subject to the right of way over Farmbrook Road and the drainage easement as described and/or referenced in the deed recorded in Book 1114, Page 1024, Forsyth County Registry.

This is the same property as described in Book 1114, Page 1024, Forsyth County Registry and is designated as Tax PIN 6804-72-1078.00 (Block 4055, Lot 022) on the Forsyth County tax maps.

### **Title History:**

Thomas K. Bernard and wife, Ann S. Bernard acquired this property by deed recorded September 26, 1973 in Book 1114, Page 1024, Forsyth County Registry.

Ann S. Bernard (aka Ann Burton Sheets Bernard) died January 23, 2012.

Thomas K. Bernard (aka Thomas Kidd Bernard) died testate on February 10, 2021 and his estate was administered in Forsyth County Clerk of Courts office in CSC File #21-E-746. The Will of Thomas K. Bernard devised all of his property to his children: Debra Bernard Johnson and Thomas Kidd Bernard, Jr. The Estate was closed on July 20, 2021.