

**2022021535 00152**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$605.00**

PRESENTED & RECORDED  
 05/04/2022 02:05:10 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: MARIA V. HANG-MORALES, DPTY

**BK: RE 3693**

**PG: 613 - 615**

### NORTH CAROLINA GENERAL WARRANTY DEED

**Excise Tax: \$605.00**

Parcel Identifier No. **6787-72-8153.000** Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee: 1645 Round Hill Circle, Kernersville NC 27284

This instrument was prepared by: **Richard L. Cox, Gavin & Cox, Attorneys 113 Worth Street, Asheboro, NC 27203 (L)**

**This instrument was prepared by Richard L. Cox, 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: \_\_\_\_\_

THIS DEED made this **2ND** day of **MAY 2022**, by and between

GRANTOR

GRANTEE

**I BUY HOUSES, LLC A NORTH CAROLINA  
 LIMITED LIABILITY COMPANY**

**SARAH BENNETT AND SPOUSE,  
 TYLER JOSEPH PEECE**

**PROPERTY ADDRESS:  
 1645 ROUND HILL CIRCLE  
 KERNERSVILLE, NC 27284**

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of \_\_\_\_\_, **KERNERSVILLE** Township, **FORSYTH** County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3663, Page 3020

**PLEASE INITIAL:**

All or a portion of the property herein conveyed \_\_\_ includes or ☒ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 30, Page 118

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:

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

**I BUY HOUSES, LLC**

(Entity Name)

By: Chris Vagert  
Name & Title: mgr/mgr

By: \_\_\_\_\_  
Name & Title: \_\_\_\_\_

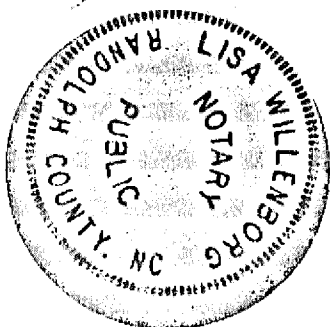
By: \_\_\_\_\_  
Name & Title: \_\_\_\_\_

State of NORTH CAROLINA - County or City of RANDOLPH

I, the undersigned Notary Public of the County or City of Randolph and State aforesaid, certify that Chris Vagert personally came before me this day and acknowledged that he/she is the Member of **I BUY HOUSES, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 4th day of May 2022.

My Commission Expires: **April 1, 2023**  
(Affix Seal)

Lisa Willenborg  
Lisa Willenborg Notary Public  
Notary's Printed or Typed Name



**EXHIBIT "A"**

Sarah Bennett and Tyler Joseph Pearce  
Kernersville Township, Forsyth County, North Carolina  
1645 Round Hill Circle, Kernersville, NC 27284

BEING KNOWN AND DESIGNATED as **Lot 17 of Abington, Section One (Revised)**, a map and plat of which is recorded in **Plat Book 30, Page 118** 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.