

2022038134 00243

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$580.00

PRESENTED & RECORDED
 08/15/2022 05:00:02 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3712

PG: 2708 - 2709

Stamps: \$580.00

Property Address: 2295 Innsbruck Lane, Pfafftown, NC 27040

Mail after recording to: Grantee

Mail future tax bills to: Grantee

Prepared by: Brandy E. Koontz, Attorney, Koontz Law, PLLC, 181 S. Main Street, Mocksville, NC 27028

Tax Reference: 6808-68-3856.000

This instrument prepared by Brandy E. Koontz, 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.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 15th day of August, 2022.

GRANTORS	GRANTEES
I BUY HOUSES, LLC, a North Carolina limited liability company 641 Sun Meadows Road Kernersville, NC 27284	Moe Schlechtweg and wife, Kayla Schlechtweg 2295 Innsbruck Lane Pfafftown, NC 27040

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 Grantors, for valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, forever, all right, title and interest as the Grantors have in or to that certain lot or parcel of land in Bethania Township, City of Pfafftown, Forsyth County, North Carolina, more particularly described as follows:

Being known and designated as Lot No. 10 as set out upon the Map of Property of Moravian Village as recorded in Plat Book 23, at Page 112, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Subject to all covenants, restrictions, easements of record, zoning ordinances, and all other easements applicable to said property, if any, including rights or easements for utilities except to the extent that the same are released, terminated or merged.

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

Tax advice and/or Medicaid planning advice was neither requested nor given as to any consequences associated with the transfer of property effectuated by the foregoing instrument.

A map showing the above-described property is recorded in Plat Book 23, Page 112.

The above land was conveyed to the Grantor by Deed (See Book 3681, Page 2278).

This instrument ☐does ☒does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2022 city-county ad valorem property taxes.

IN WITNESS WHEREOF, the Grantors have set their hand(s) and seal(s), or if corporate, have caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by the 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, Member/Manager

State of North Carolina - Davie County

I, a Notary Public of said County and State do hereby certify that Christopher Shannon Vajert, Member/Manager of I BUY HOUSES, LLC, a North Carolina limited liability company, either personally known to me or being proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument for the purposes stated therein. Witness my hand and notarial seal this the 15th day of August, 2022.

KARRIE B. SCHENK
Notary Public, North Carolina
Davie County
My Commission Expires

Seal/Stamp

Karrie B. Schenk

Notary Public

My commission expires: 3/30/23