

2022050783 00138

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$320.00

PRESENTED & RECORDED
 11/10/2022 02:52:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3727
PG: 3739 - 3740

Mail deed and tax bills to Grantee: **641 Sun Meadows Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and 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.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$320.00

Brief description: **Lot 1, Monoa Manor**

GENERAL WARRANTY DEED

THIS DEED made this 10th day of November, 2022, by and between:

GRANTOR:

**JUDITH MAE LEWIS
 and husband,
 DONALD LEE LEWIS**

Grantor address:
 6660 Yadkinville Road
 Pfafftown, NC 27040

GRANTEE:

**I BUY HOUSES, LLC,
 a North Carolina limited liability company**

Grantee address:
 641 Sun Meadows Drive
 Kernersville, NC 27284

The property conveyed does 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:

BEING KNOWN AND DESIGNATED as **Lot 1 of Monoa Manor**, a map and plat of which is recorded in **Plat Book 23, Page 166** 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 1018, Page 199; Book 1236, Page 1374 and Book 2321, Page 5425, Forsyth County Registry and is designated as Tax PIN 5886-28-1612.00 (Block 4679, Lot 001) on the Forsyth County tax maps.

Property Address: **3500 Manoa Road, Pfafftown, NC 27040**

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.

Judith Mae Lewis

Judith Mae Lewis

(Seal)

Donald Lee Lewis

Donald Lee Lewis

(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:

Judith Mae Lewis and Donald Lee Lewis

November 10, 2022

Place notary seal below this line:

Marjorie S. McLaughlin

Notary Public – Marjorie S. McLaughlin

My Commission Expires: February 12, 2025

MARJORIE S. McLAUGHLIN
Notary Public - North Carolina
Forsyth County