

2022051746 00037

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$490.00

PRESENTED & RECORDED

11/18/2022 10:19:25 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3728**PG: 4093 - 4094****NORTH CAROLINA LIMITED WARRANTY DEED****Excise Tax: \$490.00**

Parcel Identifier No. 6864-44-7407.000 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: GRANTEE 641 Sun Meadows Drive, Kernersville, NC 27284

This instrument prepared by: George A "Trip" Payne of Kasper & Payne, P.A. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title search was requested by the Grantor or provided by the Draftsman.

Brief description for the Index: 4110 Crestwood Circle Winston-Salem, NC 27107 (Lot 63, Glenn Meadow, Phase 3)

THIS DEED made this 9th day of November, 2022, by and between

GRANTOR

GRANTEE

George A. "Trip" Payne, Public Administrator CTA of
the Estate of Sandra Holt Maffield. Forsyth County
Estate File 20E118

I BUY HOUSES, LLC
641 Sun Meadows Drive
Kernersville, NC 27284-8844

c/o PO Box 687
Clemmons, NC 27012

Property Address:
4110 Crestwood Circle
Winston-Salem, NC 27107

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.

WHEREAS, WHEREAS, the Grantor is the duly qualified Public Administrator CTA of the Estate of Sandra Holt Maffield (Forsyth County, NC Estate file 20E118);

WHEREAS, by Order and Confirmation entered in Forsyth County Special Proceeding File 22SP326, Grantor George A. "Trip" Payne is authorized to sell by public sale the interest of Sandra Holt Maffield in the herein conveyed property.

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.

WHEREAS, the Grantor herein after proper Notice and Report of Sale, held the sale open for upset bids, and no upset bids were filed during the upset bid period;

WHEREAS, by Order of Confirmation executed by the Clerk of Superior Court of Forsyth County, Grantor herein is authorized to transfer the conveyed property to the Grantee herein upon receipt of the gross sum of two hundred and forty-five thousand dollars (\$245,000.00);

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, parcel of land or condominium unit situated in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 63 as shown on the map of GLENN MEADOW, PHASE 3, as recorded in Plat Book 47, Page 90 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.


The property hereinabove described was acquired by Grantor by instrument recorded in Book 3214, page 1202.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book ___, Page ___.

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.

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

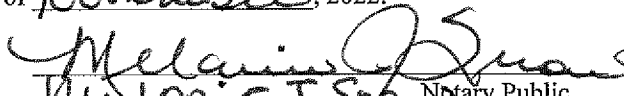
 (SEAL)
 GEORGE A. "TRIP" PAYNE, Public Administrator CTA of the Estate of Sandra Holt Maffield

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that GEORGE A. "TRIP" PAYNE, Public Administrator CTA, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 9 day of November, 2022.

My Commission Expires: 11/21/2022
 (Affix Seal)


 Melanie J. Snow Notary Public
 Notary's Printed or Typed Name

