

2023028798 00141

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED
 08/22/2023 03:50:26 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3769
PG: 2019 - 2022

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: \$540.00

Brief description: **Lot 28 and part of Lots 27 and 33, Stratford**

GENERAL WARRANTY DEED

THIS DEED made this 17th day of August, 2023, by and between:

<p>GRANTOR:</p> <p>SAVANNAH ELAINE JONES (unmarried), Individually and as Ancillary Administrator of the Estate of Celeste Paxton-Jones (aka Celeste Paxton)</p> <p>GREGORY PIERRE JONES (legally separated from Celeste Paxton-Jones)</p> <p>Grantor address: c/o Savannah Elaine Jones 17212 N. Scottsdale Road, #2091 Scottsdale, AZ 85255</p>	<p>GRANTEE:</p> <p>I BUY HOUSES, LLC, a North Carolina limited liability company</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 by reference.

Property Address: **1422 Reynolda Road, Winston-Salem, NC 27106**

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.

Savannah Elaine Jones, Ancillary Administrator of the Estate of Celeste Paxton-Jones, does hereby covenant that she has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of her as Ancillary Administrator of the Estate of Celeste Paxton-Jones insofar as it is her duty to do so by virtue of her office as Ancillary Administrator, but no further.

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.

Savannah Jones *Savannah Jones* (Seal)
Savannah Elaine Jones (unmarried), Individually and as Ancillary Administrator of the Estate of Celeste Paxton-Jones

Arizona, MARICOPA 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:

Savannah Elaine Jones

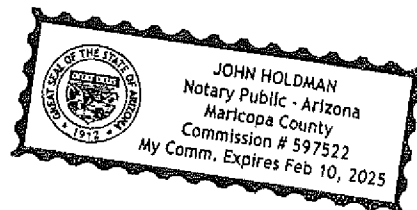
August 18, 2023

Place notary seal below this line:

John Holdman
 Notary Public

Print/Type Notary Name: John Holdman

My Commission Expires: 2-10-25

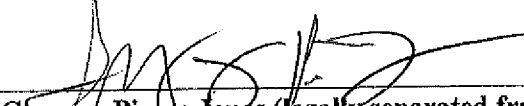


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.



(Seal)

Gregory Pierre Jones (legally separated from Celeste Paxton-Jones)


California, Alameda 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:

Gregory Pierre Jones

August 17, 2023

Place notary seal below this line:



Notary Public

Print/Type Name: Rajiv Kumar Sharma

My Commission Expires: 11/13/2024



EXHIBIT A**I Buy Houses, LLC****Lot 28 and part of Lots 27 and 33, Stratford****1422 Reynolda Road****Property Description:**

BEGINNING at an existing iron pipe in the western right-of-way line of Reynolda Road, the same being located the following two calls and distances from the approximate centerline intersection of Van Hoy Avenue and Reynolda Road: South $04^{\circ}41'53''$ West 57.91 feet to an existing iron pipe in the northeast corner of Lot 27 and South $32^{\circ}37'33''$ East 79.85 feet to an existing iron pipe in the southeast corner of Lot 27; and running thence from said BEGINNING point, along and with the western right-of-way line of Reynolda Road the following two calls and distances: South $34^{\circ}27'03''$ East 99.79 feet to an existing iron pipe and South $34^{\circ}16'30''$ East 5.00 feet to an existing iron pipe; thence leaving the right-of-way line of Reynolda Road and running in a generally southwesterly direction, along and with the northern boundary line of Tax Block No. 1579, Tax Lot No. 106, South $58^{\circ}57'05''$ West 240.46 feet to an existing iron pipe in the eastern boundary line of Lot 34; thence running along and with the eastern boundary line of Lot 34, North $05^{\circ}39'44''$ West 5.45 feet to an existing iron pipe in the southern boundary line of Lot 33 (Tax Block No. 1579; Tax Lot No. 33A); thence running North $05^{\circ}33'15''$ West 84.97 feet to an existing iron pipe; thence running North $07^{\circ}32'18''$ West 16.14 feet to an existing iron pipe in the southeast corner of Lot 32; thence running North $66^{\circ}54'22''$ East 20.11 feet to a point; thence running along and with the southern boundary line of Lot 27, North $55^{\circ}14'06''$ East 169.35 feet to an existing iron pipe, the point and place of BEGINNING, and containing 0.485 acres by computer calculation and being known and designated as Lot 28, a portion of Lot 27, and portion of Lot 33 of the Map of Stratford as recorded in Plat Book 12, Page 5, Forsyth County Registry.

The above description is drawn from a survey entitled, "Map for Lewis C. Mokrasch and wife, Jane Church Mokrasch," dated 5/29/92, designated as Job No. 6885-3, by Larry L. Callahan, Registered Land Surveyor, L-2499.

This is the same property as described in Book 2246, Page 2604, Forsyth County Registry and is designated as Tax PIN 6826-32-9142.00 (Block 1579, Lot 028 and 033D) on the Forsyth County tax maps.

Title History:

Celeste Paxton (aka Celsete Paxton-Jones) was the owner of this property and died intestate on June 6, 2022 in Arizona. Her estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #22-E-2461. Her daughter, Savannah Elaine Jones, qualified as Ancillary Administrator on May 5, 2023. The Notice to Creditors has been published and the date for which claims are to be presented is August 17, 2023. The intestate heirs of Celeste Paxton-Jones are Savannah Elaine Jones (daughter) and Gregory Pierre Jones (husband). (Note: Celeste Paxton-Jones and Gregory Pierre Jones are legally separated, however, a copy of the Separation Agreement has not been filed in the estate file nor in the Forsyth County Register of Deeds. Gregory Pierre Jones is executing this deed to convey any and all interest that he may have in this property.)