

2023037915 00008

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$614.00

PRESENTED & RECORDED
 11/07/2023 09:02:52 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3780
PG: 2683 - 2685

Excise Tax: **\$614.00**

Tax Info: PIN 6910-19-8228.00

Mail deed & tax bills to: Grantee(s) @ 8788 Circle Drive, Rural Hall, NC 27045

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 13 day of October, 2023 by and between

GRANTOR	GRANTEE
I BUY HOUSES, LLC, A North Carolina Limited Liability Company Grantor Address: 641 Sun Meadows Drive Kernersville, NC 27284	COURTNEY L. BEALL Grantee Address: 8788 Circle Drive Rural Hall, NC 27045

Enter in appropriate block for each party: name, 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3743, Page 2600. A map showing the above described property is recorded in Plat Book --, Page --.

submitted electronically by "Schell Law Office, PA"
 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, other than the following exceptions: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2023 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or X does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

I BUY HOUSES, LLC

By: Christopher Shannon Vajert (SEAL)
CHRISTOPHER SHANNON VAJERT, Managing Member

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public of the aforesaid County and State, certify that CHRISTOPHER SHANNON VAJERT, either being personally known to me or proven by satisfactory evidence, who is a Managing Member of I BUY HOUSES, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a Managing Member of I BUY HOUSES, LLC and that as a Managing Member being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 13 day of October, 2023.

A. Gregory Schell
Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2024

EXHIBIT A

TRACT #1: BEGINNING at an iron stake in Ernest L. Kiger's South line, said iron being North 73 degrees 00 minutes East 390.34 feet from an iron stake, a North-west corner of Clifton W. Booze as is described in Deed Book 471, Page 290, and the Southwest corner of the Ernest L. Kiger land described in Deed Book 407, Page 140 and said iron being in an old road bed, thence with Kiger's line North 73 degrees 00 minutes East 105.35 feet to an iron stake in the center of County Road No. 1641; thence with the center of said road South 52 degrees 17 minutes West 98.25 feet to a nail; thence North 38 degrees 08 minutes West 30 feet to an iron stake on the right-of-way line of said road, and continuing on same course 7.29 feet for a total distance of 37.29 feet to the BEGINNING and containing .04 acres, more or less.

TRACT #2: BEGINNING at an iron stake in Clifton W. Booze's line, said iron being North 73 degrees 00 minutes East 390.34 feet from an iron stake the Southwest corner of Ernest L. Kiger's tract of land described in Deed Book 471, Page 290, and Clifton W. Booze's Northwest corner as is described in Deed Book 407, Page 140, the said Beginning point also being in an old road bed, runs thence with Booze's line North 73 degrees 00 minutes East 105.35 feet to an old iron stake in the center of County Road No. 1641; thence continuing with Booze's line North 65 degrees 30 minutes East 102.55 feet to an iron stake 14.6 feet South of the center of said road; thence on a new line and crossing said road North 32 degrees 10 minutes West 44.6 feet to an iron stake on the North right-of-way line of said road; thence continuing on a North 32.10 minutes West course 250 feet for a total distance of 294.6 feet to an iron stake; thence South 54 degrees 52 minutes West 228.9 feet to an iron stake; thence South 38 degrees 08 minutes East 242.71 feet to the BEGINNING, containing 1.33 acres, more or less.

This is the same property as described in deed recorded at Book 3743, Page 2600, Forsyth County Registry and is designated as Tax PIN 6910-19-8228.00 (Block 4967, Lots 101, 059F) on the Forsyth County tax maps.

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