

**2023039933 00104**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$412.00**

PRESENTED & RECORDED  
 11/22/2023 01:37:10 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

BK: RE 3782  
 PG: 4301 - 4302

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$412.00

Parcel Identifier No. 6828-40-9857 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Revolution Law Group, 1175 Revolution Mill Drive, Suite 7A, Greensboro, NC 27405

This instrument was prepared by: Revolution Law Group; Raven Ash

Brief description for the Index: Lot 25, Hunter Hills

THIS DEED made this 28 day of October, 2023 by and between

#### GRANTOR

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

Mailing Address:  
 641 Sun Meadows Drive  
 Kernersville, NC 27284

#### GRANTEE

Erica Isabel Martinez Valencia, Unmarried

Mailing and Property Address:  
 5152 Sunrise Terrace  
 Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 25 OF HUNTER HILLS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 210, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3754, Page 2250.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing a portion of the above-described property is recorded in Plat Book 16, Page 210.

submitted electronically by "Revolution Law Group"  
 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:

ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR VISIBLE UPON THE SUBJECT PROPERTY AND ALL AD VALOREM TAXES

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

I BUY HOUSES, LLC

(Entity Name)

(SEAL)

By:

Print/Type Name & Title:

Name:

(SEAL)

Name:

By:

Print/Type Name & Title:

(SEAL)

Name:

By:

Print/Type Name & Title:

(SEAL)

Name:

State of NC - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that Christopher S. Vaigert personally came before me this day and acknowledged that s/he is the MBR/INGR of I BUY HOUSES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28 day of October, 2023.

My Commission Expires:

Aug 23, 2028

[SEAL]

LINDSEY STROKER  
Notary Public - North Carolina  
Guilford County  
My Commission Expires Aug 23, 2028

Lindsey Stroker, Notary Public