

2017002198 00009

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED
 01/18/2017 08:33:55 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3328**PG: 2424 - 2426**

Do not write above this line

Excise Tax: 260.00	Tax Block 1056, Lot 006 & Tax Block 1057, Lot 022	Parcel ID: 6825-42-4934.00 & Parcel ID: 6825-43-4172.00
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Mail after recording to: Grantee 4621 Sun Valley Lane, Keenersville, NC 27284

This instrument was prepared by: Stafford R. Peebles, Jr., PC

Brief description for the index:

2074 Craig Street & 2075 Craig Street

**NORTH CAROLINA GENERAL WARRANTY DEED
 NO TITLE SEARCH REQUESTED OR PERFORMED**

THIS DEED made this the 17th day of January, 2017, by and between

GRANTOR	GRANTEE
DENNIS BENNETT EXECUTOR OF THE ESTATE OF RICHARD GUY ANDREW, DENNIS BENNETT and wife, KATHY BENNETT Address: 1750 Rural Hall Germanton Road Rural Hall, NC 27045	I BUY HOUSES, LLC Address: <u>4621 Sun Valley Lane</u> <u>Keenersville, NC 27284</u>

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 **Winston Township, Forsyth County, North Carolina** and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT THE PRIMARY RESIDENCE OF THE GRANTOR

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 exceptions hereinafter stated. Title to the property hereinabove described is subject to the

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

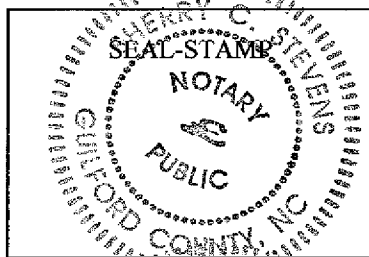
following exceptions: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written. -

Dennis Bennett (SEAL)
DENNIS BENNETT

Kathy Bennett (SEAL)
KATHY BENNETT

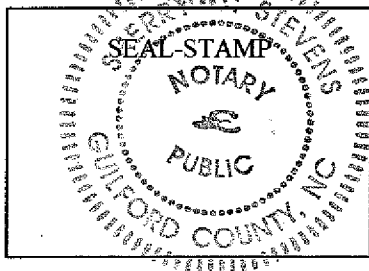
Dennis Bennett, Executor (SEAL)
DENNIS BENNETT, Executor of the Estate of
Richard Guy Andrew



NORTH CAROLINA - FORSYTH COUNTY

I, SHERRY C STEVENS, a Notary Public of GUILFORD County, North Carolina, certify that DENNIS BENNETT individually and as Executor personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17 day of January, 2017.

My Commission Expires: 10-27-17 Sherry C Stevens Notary Public



NORTH CAROLINA - FORSYTH COUNTY

I, SHERRY C STEVENS, a Notary Public of _____ County, North Carolina, certify that KATHY BENNETT personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 17 day of January, 2017.

My Commission Expires: 10-27-17 Sherry C Stevens Notary Public

EXHIBIT "A"

TRACT 1: 2074 CRAIG STREET, WINSTON SALEM, NC 27103

BEING known and designated as Lot No. 6 as shown on the Map of Ardmore, Section 2, and recorded in Plat Book 3, Page 66A of the Forsyth County Registry. Also being known as Lot 6, Block 1026 of the Forsyth County Tax Map and the same property as described in Deed Book 694, Page 477, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT 2: 2075 CRAIG STREET, WINSTON SALEM, NC 27103

BEING known and designated as Lot No. 22 as shown on the Map of RE-DEVELOPMENT OF PROPERTY BELONGING TO THE BANNER INVESTMENT COMPANY, recorded in Plat Book 3 at Page 66-A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.