

2017003595 00213FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$304.00**

PRESENTED & RECORDED

01/27/2017 03:42:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3330**PG: 276 - 277****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax \$ 304.00Parcel Identifier No. 6804-63-8804.00 Verified by _____ County on the _____ day of _____, 20 _____
By: Bunch & Associates, PLLC

Mail/Box to: Grantee at: 2921 Bridgeport Drive, Winston-Salem, NC 27103

This instrument was prepared by: BUNCH & ASSOCIATES, PLLC, 3411 HEALY DR. STE C, WINSTON-SALEM, NC 27103

Brief description for the Index:

THIS DEED made this 18th day of January, 20 17, by and between
GRANTOR GRANTEEI Buy Houses, LLC
a North Carolina limited liability company
641 Sun Meadows Drive
Kernersville, NC 27284

Albert Wilson

Property Address: 2921 Bridgeport Drive
Winston-Salem, NC 27103

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 situated in the City of Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 35, as shown on Map of Bridgeport, as recorded in Plat Book 38 at Pages 81 and 82 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 3272 page 2627.A map showing the above described property is recorded in Plat Book 38 page 81 and 82.Submitted electronically by "Bunch & Associates"
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

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.

Save and except easements and restrictions of record, if any, and 2017 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: Christopher Shannon Vajgert mbc/ogr (SEAL)

Title: Christopher Shannon Vajgert

By: _____ (SEAL)

Title: _____

By: _____ (SEAL)

Title: _____

USE BLACK INK ONLY



USE BLACK INK ONLY

State of North Carolina - County of FORSYTH Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that Christopher Shannon Vajgert, Member 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 18th day of January, 2018 cg.

My Commission Expires: August 18, 2019

Christa Goff
Notary Public

State of North Carolina - County of _____

USE BLACK INK ONLY

I, the undersigned Notary Public of the County and State aforesaid, certify that Christopher Shannon Vajgert personally came before me this day and acknowledged that he is the Member of I Buy Houses, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

SEAL-STAMP

USE BLACK INK ONLY

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally appeared before me this day and the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20 ____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.

This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds