

2017020655 00259

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$360.00

PRESENTED & RECORDED

05/26/2017 04:16:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3349**PG: 1713 - 1715**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$360.00

Parcel Identifier No.: 6825-42-4934.00

Mail after recording to **Grantee:** _____This instrument was prepared by: **Patti D. Dobbins, Attorney at Law** (No Title Search was requested or performed)THIS DEED made this ____ day of **MAY**, 2017 by and between

GRANTOR: I BUY HOUSES, LLC Address: 4621 SUN VALLEY LANE KERNERSVILLE, NC 27284	GRANTEE: KYLE B. WASHBURN and wife, DEANNA R. BEFUS Property Address: 2074 CRAIG STREET WINSTON-SALEM, NC 27103
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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.

WITNESSTH, 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 Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3328, Page 2424, **FORSYTH** County Registry.

Submitted electronically by "The Ellis Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 66A, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 has done nothing to impair such title as Grantor received, and 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 following exceptions:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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 officer by authority of its Board of Directors, the day and year first above written.

I BUY HOUSES, LLC

(Entity Name)

By:

Title:

Chris Vajgert
mgr / mgt

SEAL-STAMP LIESL LANE Notary Public Davie County, NC My Commission Expires _____	NORTH CAROLINA - <u>Forsyth</u> COUNTY I, <u>Liesl Lane</u>, a Notary Public for <u>Davie</u> County, North Carolina, do hereby certify that CHRISTOPHER VAJGERT personally came before me this day and acknowledged that he/she is <u>Manager</u> of I BUY HOUSES, LLC, and acknowledged, on behalf of I BUY HOUSES, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>18</u> day of MAY, 2017. My Commission Expires: <u>12-10-20</u> <u>Charles Lane</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

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.

PROPERTY ADDRESS: 2074 CRAIG STREET
WINSTON-SALEM, NC 27103

PARCEL ID #: 6825-42-4934.00