

2017032729 00153

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$117.00
 PRESENTED & RECORDED
 08/16/2017 04:19:02 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3363**PG: 1378 - 1380**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$117.00**Parcel Identifier No.: 6875-97-4844.00****Brief description for index: Condominium Unit No. 520, Brookside Condominiums**

Mail deed/taxes 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 6 day of _____, 2017 by and between

GRANTOR: I BUY HOUSES, LLC Address: 641 SUN MEADOWS DRIVE KERNERSVILLE NC 27284	GRANTEE: BEAN HOUSE PROPERTY MANAGEMENT, LLC Property Address: 520 BROOKSIDE COURT KERNERSVILLE NC 27284
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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:

Tract I:

BEING KNOWN AND DESIGNATED as Condominium Unit No. 250 as referred to in that instrument entitled "Declaration of Condominium" (hereinafter called the "Declaration") as recorded in Book 1378, Page 366, Forsyth County Registry, and as more particularly described in the plans of Brookside Condominiums which are recorded in Condominium Plat Book 1, Page 169, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract II:

An undivided 4.166% interest in and to the "Common Areas and Facilities" as referred to in said Declaration to which reference is made for a more particular description on "Common Areas and Facilities."

submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3336, Page 4003, FORSYTH County Registry.

A map showing the above described property is recorded in Condominium Plat Book 1, Page 169, 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:

Print Name:

Title:

CHRIS VAJGERT

MEMBER/MANAGER

LIESL LANE Notary Public Davie County, NC My Commission Expires	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Liesl Lane</u> , a Notary Public of <u>Davie</u> County of the State of <u>North Carolina</u> , do hereby certify that CHRIS VAJGERT personally came before me this day and acknowledged that he/she is MEMBER/MANAGER 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>8</u> day of <u>August</u> , 2017. My Commission Expires: <u>12-10-20</u> <u>Liesl Lane</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

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PROPERTY ADDRESS: 520 BROOKSIDE COURT, KERNERSVILLE NC 27284

PARCEL ID #: 6875-97-4844.00