

2017033460 00104

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$474.00

PRESENTED & RECORDED
 08/22/2017 12:39:59 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3364**PG: 527 - 528**

Mail deed and tax bills to Grantee: **1600 Teague Lane, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$474.00

Brief description: **1.21 acres along Teague Lane**

GENERAL WARRANTY DEED

THIS DEED made this 22nd day of August, 2017, by and between:

GRANTOR:

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

Grantor address:
 641 Sun Meadows Drive
 Kernersville, NC 27284

GRANTEE:

NOAH D. WALKER
and wife,
AMY S. WALKER

Grantee address:
 1600 Teague Lane
 Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

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

BEGINNING at an iron stake on the west margin of Teague Lane (S.R. 2630), said iron stake marking the southeast corner of the property described in Deed Book 1015, Page 903, Forsyth County Registry; thence from said Beginning point running with the west margin of Teague Lane, South 13° 09' West 145.30 feet to an iron stake; thence North 82° 08' West 355.50 feet to an iron stake; thence North 09° 40' East 140.95 feet to an iron stake; thence South 82° 45' East 366.80 feet to the iron stake marking the point and place of Beginning.

There is conveyed herewith all of the property described in the deed recorded in Book 3335, Page 4288, Forsyth County Registry.

This is the same property as described in Book 3335, Page 4288, Forsyth County Registry and is designated as Tax PIN 6874-87-7786.00 (Block 5642, Lot 037C) on the Forsyth County tax maps. (This property contains approximately **1.21 acres** according to the Forsyth County tax maps.)

Property Address: **1600 Teague Lane, Kernersville, NC 27284**

Submitted electronically by "Thomas and Bennett"
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.

I Buy Houses, LLC, a North Carolina limited liability company

Christopher S. Vajgert mbr/mgr (Seal)
Christopher S. Vajgert, Member/Manager

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Christopher S. Vajgert

August 22, 2017

Place notary seal below this line:

Sonya R. Turner-Sledge

Notary Public – Sonya R. Turner-Sledge

My Commission Expires: May 29, 2022

SONYA R. TURNER-SLEDGE
 Notary Public - North Carolina
 Forsyth County