



2017043992 00182

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$414.00

PRESENTED &amp; RECORDED:

11-01-2017 04:12:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPT

BK: RE 3376

PG: 1366-1368

## NORTH CAROLINA GENERAL WARRANTY DEED

\$414.00

Parcel Identifier No.: 6816-99-1916.00 (Block 2912 Lot 002B)

Return after recording to: Box 144

Mail tax bills to Grantee: 2661 Woodberry Drive, Winston Salem, NC 27106

This instrument was prepared by: Robert W. Porter

Brief description for the Index: Lot 2 Woodberry Forest

THIS DEED made this 21<sup>st</sup> day of October, 2017, by and between,

| GRANTOR                                                                       | GRANTEE                                                                                                                                 |
|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>I BUY HOUSES, LLC</b><br><b>A North Carolina limited liability company</b> | <b>ANTHONY PATELLA and wife,</b><br><b>MELANIE JOHNSON PATELLA</b><br>Mailing Address:<br>2661 Woodberry Drive, Winston Salem, NC 27106 |

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

See Exhibit A attached hereto

Property Address: 2661 Woodberry Drive, Winston Salem, NC 27106

Tax Identification: 6816-99-1916.00 (Block 2912 Lot 002B)

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐ , does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 3329 Page 282 Forsyth County Registry

A map showing the above described property is recorded in Plat Book 21 Page 59

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

I Buy Houses, LLC

By: Chris Vajgert (SEAL)  
\_\_\_\_\_, Manager

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledged CHRIS VAJGERT  
Managing Member, of I Buy Houses, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 10-27-17

Karen E. Jones  
Karen E. Jones, Notary Public  
My Commission Expires: 11-11-17

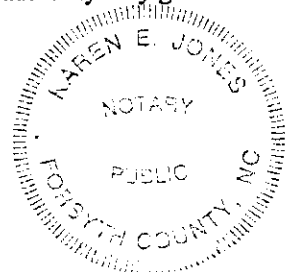


Exhibit A

BEING KNOWN AND DESIGNATED as Lot 2 of Woodberry Forest, a map and plat of which is recorded in Plat Book 21, Page 59 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description .

*Save and except* any property acquired by the North Carolina Department of Transportation in the Consent Judgment recorded in Book 1478, Page 1411, Forsyth County Registry. (Also see Memorandum of Action recorded in Book 1430, Page 56, Forsyth County Registry,)

This is the same property as described in Deed Book 995, Page 125, Forsyth County Registry. This property is designated as Tax PIN 6816-99-1916.00 (Block 2912, Lot 002B) on the Forsyth County tax maps.

This property is subject to any and all easements conveyed to the North Carolina Department of Transportation by the Consent Judgment recorded in Book 1478, Page 1411, Forsyth County Registry. (Also see Memorandum of Action recorded in Book 1430, Page 56, Forsyth County Registry.)

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