


2018002907 00096

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$376.00

 PRESENTED & RECORDED:
01-26-2018 01:47:15 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3388
PG: 55-56

NORTH CAROLINA GENERAL WARRANTY DEED

 Excise Tax: ~~\$300.00~~ **376.00**

Parcel Identifier No. 6855-90-4801.000 Verified by Forsyth County on the ____ day of ____, 2018

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Lot 22 Robbins Brook Phase 3

 THIS DEED made this 2 day of January, 2018, by and between

GRANTOR

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

 641 Sun Meadows Drive
 Kernersville, NC 27284

GRANTEE

Erik Anderson and wife, Sarah Anderson

Property Address: 3870 White Petals Court
 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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 22, Phase 3, Robbins Brook Subdivision, as per plat thereof recorded in Plat Book 49, Page 172 in the Office of the Register of Deeds of Forsyth County, North Carolina.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3373, Page 3171, Forsyth County Registry

A map showing the above described property is recorded in Plat Book 49, Page 172, Forsyth County Registry.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

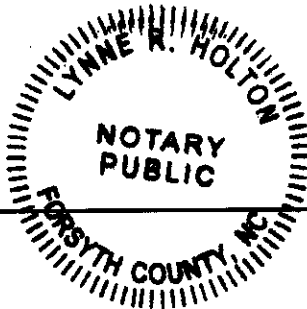
I Buy Houses, LLC

By: Christopher S. Vajert (SEAL)
Christopher S. Vajert, Member/Manager

State of North Carolina - County of Forsyth

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. Vajert.

Date: 1-26-2018



Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2-5-2022
