

2018007102 00175FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$230.00**

PRESENTED & RECORDED

02/27/2018 04:51:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3392**PG: 1916 - 1917****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$230.00****Parcel Identifier No.: 6805-33-5765.00****Brief description for index: Lot 6, Map of CLUB HAVEN ESTATES, Section 1, Block D**Mail deed/taxes after recording to **Grantee: 641 SUN MEADOWS DRIVE, KERNERSVILLE NC 27284**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 26 day of February, 2018 by and between**GRANTOR:****GARY SNOW HAUSER and VIRGINIA J. HAUSER,
a married couple**

Address:

**3129 TURKEY HILL COURT
WINSTON-SALEM NC 27106****GRANTEE:****I BUY HOUSES, LLC**

Mailing Address:

**641 SUN MEADOWS DRIVE
KERNERSVILLE NC 27284**

Property Address:

**153 SURTEES ROAD
WINSTON-SALEM NC 27104**

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:

BEING KNOWN AND DESIGNATED as Lot 6, Map of CLUB HAVEN ESTATES, Section 1, Block D, as recorded in Plat Book 23, Page 89, in the Office of the Register of Deeds of FORSYTH County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **2769**, Page **4039**, **FORSYTH** County Registry.

Submitted electronically by "Patti D Dobbins, Attorney at Law, 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 23, Page 89, 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 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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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.

Gary Snow Hauser (SEAL)
GARY SNOW HAUSER
Virginia J. Hauser (SEAL)
VIRGINIA J. HAUSER

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u>
	I, <u>Aaron R. Comfort</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
	GARY SNOW HAUSER and VIRGINIA J. HAUSER. Witness my hand and official stamp or seal, this <u>23</u> day of <u>February</u> , 2018.
	My Commission Expires: <u>7/10/2019</u> <u>Aaron R. Comfort</u> Notary Public