

2018007442 00094FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$246.00**

PRESENTED & RECORDED

03/01/2018 12:18:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3392**PG: 3826 - 3827****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$246.00****Parcel Identifier No.: 6854-78-4493.00****Brief description for index: Lot 45, BEDFORD PARK, Phase 2, Section 1**Mail deed/taxes after recording to Grantee: 484 Bedford Knoll Dr. W.S, NC 27107This instrument was prepared by: **Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)**THIS DEED made this 16th day of February, 2018 by and between

GRANTOR: I BUY HOUSES, LLC Address: 641 SUN MEADOWS DRIVE KERNERSVILLE NC 27284	GRANTEE: KYLE MITCHELL BICKING Property Address: 484 BEDFORD KNOLL DRIVE WINSTON-SALEM NC 27107
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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:

BEING KNOWN AND DESIGNATED as Lot 45, BEDFORD PARK, Phase 2, Section 1, as recorded in Plat Book 44, Page 171-172, 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 3373, Page 3179, **FORSYTH** County Registry.

Submitted electronically by "T Dan Womble Attorney"
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 44, Page 171-172, 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: Chris Vajgert

Print Name: CHRIS VAJGERT

Title: MEMBER/MANAGER

SEAL-STAMP

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Patti D. Dobbins, a Notary Public of Forsyth County of the State of North Carolina, 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 16th day of February, 2018.

My Commission Expires: 9-25-2022 Patti Dobbins Notary Public

PATTI D. DOBBINS

Notary Public
Forsyth County, NC