

2018023863 00155

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

\$40.00

PRESENTED & RECORDED

06/25/2018 01:54:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3411

PG: 2744 - 2746

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: ~~\$40.00~~ **40.00**

Tax Parcel #6815-62-3345.00

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee, 641 Sun Meadows Dr. Kernersville, NC 27284

Brief Description for the Index: Lot 67 P.H. HANES

THIS DEED made this 21st day of June, 2018, by and between

GRANTOR(S)

ESTATE OF JAMES SEBREN
NORTON

**SHARON ELAINE NORTON,
ADMINISTRATRIX**

**SHARON ELAINE NORTON,
INDIVIDUALLY**

GRANTEE(S)

I BUY HOUSES, LLC

Property Address: 305 TOWNLEY STREET, WINSTON-SALEM, NC 27103

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:

The above described property was conveyed to Grantor by deed recorded in Book 768 Page 17.

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.

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.

And the Grantor covenants with the Grantee, that Grantor that the 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 claiming by, under or through Grantor, except for the exceptions hereinafter stated:

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

Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after 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 a duly authorized officer by authority of its Board of directors, the day and year first written above.

ESTATE OF JAMES SEBRAN NORTON

BY: Sharon Elaine Norton (SEAL)
SHARON ELAINE NORTON, ADMINISTRATRIX

SEAL-STAMP NOTARY PUBLIC CHEROKEE COUNTY NORTH CAROLINA	STATE OF <u>North Carolina</u> COUNTY OF <u>Cherokee</u> I, <u>Molly Jean Howard</u>, a Notary Public of <u>Cherokee</u> County of the State of <u>North Carolina</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: SHARON ELAINE NORTON, ADMINISTRATRIX. Witness my hand and official stamp or seal, this <u>21</u> day of <u>June</u>, 2018. My Commission Expires: <u>5-19-19</u> Notary Public <u>Molly J. Howard</u>
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EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 67, SECTION 1, AS SHOWN ON THE MAP OF PROPERTY P.H. HANES KNITTING CO., HANES, NORTH CAROLINA, as recorded in Plat Book 17, Page 58, in the Office of the Register of Deeds of FORSYTH County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 305 TOWNLEY STREET, WINSTON-SALEM, NC 27103

PARCEL ID #: 6815-62-3345.00