

2018036379 00178

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$180.00

PRESENTED & RECORDED

09/19/2018 04:49:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3425**PG: 2320 - 2322**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180.00**Parcel Identifier No.:**Brief description for index: **LT. 12 MAP SALEM REALTY**Mail deed/taxes after recording to Grantee: 641 Sun Meadows, Kernersville, NC 27284This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 19th day of Sept, 2018 by and between**GRANTOR:**

JOYCE COLLINS FOY,
widow
BY WILL FOY,
Power of Attorney

Address:

2601 GORDON RD.
HIGH POINT, NC 27265

GRANTEE:

I BUY HOUSES, LLC,
A North Carolina Limited
Libility Company

Property Address:

1308 WATSON AVE.,
WINSTON SALEM

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 and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1480, Page 2045, **FORSYTH** County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, 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.

JOYCE COLLINS FOY, by WILL FOY, his/her attorney-in-fact (SEAL)

SEAL-STAMP	STATE OF <u>NC</u> County of <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County, in the State of <u>NC</u> , do hereby certify that <u>WILL FOY</u> , Attorney in Fact for <u>JOYCE COLLINS FOY</u> , personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of <u>JOYCE COLLINS FOY</u> , and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of <u>Forsyth</u> County, North Carolina, in Book <u>8069</u> , Page <u>480</u> , and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said <u>WILL FOY</u> acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said <u>JOYCE COLLINS FOY</u> . Witness my hand and official seal the <u>19th</u> day of <u>Sept</u> , 2018. My Commission Expires: <u>9-25-2022</u> <u>Patti D. Dobbins</u> Notary Public
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SEAL-STAMP	STATE OF _____ County of _____ I, _____, a Notary Public of _____ County, in the State of _____, 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: _____. Witness my hand and official stamp or seal, this ____ day of _____, 2017. My Commission Expires: _____ Notary Public
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PATTI D. DOBBINS
 Notary Public
 Forsyth County, NC

EXHIBIT A

**I Buy Houses, LLC
Lot 12, Salem Realty Co. Inc., Section 1
1308 Watson Avenue**

Property Description:

BEING KNOWN AND DESIGNATED as Lot 12 of Property of Salem Realty Co. Inc., Section 1, a map and plat of which is recorded in Plat Book 18, Page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is the same as that described in Book 1480, Page 2045, Forsyth County Registry and is designated as Tax PIN 6824-47-9495.00 (Block 2557, Lot 012) on the Forsyth County tax maps.

EXHIBIT