

2018037519 00138FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$106.00**

PRESENTED & RECORDED

09/27/2018 03:36:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3426**PG: 3978 - 3980****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$106.00****Parcel Identifier No.: 6825-20-2055.00****Brief description for index: LOTS 1 & 2 BLK F WESTOVER PARK**Mail deed/taxes after recording to Grantee: 641 Sun Meadows Dr. Kernersville, NC 27284This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 24 day of September, 2018 by and between**GRANTOR:**

LUIS NIXON, unmarried

Address:

GRANTEE:

I BUY HOUSES, LLC

A North Carolina Limited Liability Company

Property Address:

1100 S HAWTHORNE ROAD
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.

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 2798, Page 420., FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 4, Page 21-B, 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.

 (SEAL)
LUIS NIXON

____ (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 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: <u>LUIS NIXON</u> . Witness my hand and official stamp or seal, this <u>28th</u> day of <u>Sept.</u> , 2018.
	My Commission Expires: <u>9-25-2022</u> <u>Patti D. Dobbins</u> Notary Public

PATTI D. DOBBINS
Notary Public
Forsyth County, NC

Exhibit A

Beginning at a point on the North side of Hawthorne Road (formerly Ardmore Avenue), the Northwest intersection of Hawthorne Road with Ebert Road; thence running North along the West side of Ebert Road 150 feet to the Southeast corner of Lot No. 19; thence running West 49.13 feet along the South line of Lot No. 19 to the Southeast corner of Lot No. 18; thence running South 150 feet along the East line of Lot No. 3 to a point on the North side of Hawthorne Road; thence running East along the North side of Hawthorne Road 65.92 feet to the place of beginning.

The above described lot being known and designated as Lots numbered 1 and 2 in Block F, as shown on the map of Westover Park, Section 2, recorded in Plat Book 4, Pages 21-B also Deed from E. T. Mickey and wife, Ada F. Mickey to the Orinoco Supply Company recorded in Book 262 of Deeds on Page 149, Register of Deeds of Forsyth County North Carolina.

SUBJECT TO JOINT DRIVEWAY EASEMENT RECORDED IN BOOK 1298 PAGE 785 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.