

2018045827 00129FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$214.00

PRESENTED & RECORDED

11/29/2018 12:28:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3436**PG: 1116 - 1117****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$214.00

Tax PIN: 6815-62-3345.000

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: Lot 67, Sec. 1 P.H. Hanes Knitting Co., Hanes, North Carolina, PB 17, Pg 58, Forsyth County Registry.

THIS DEED made this 20th day of November, 2018, by and between**GRANTOR****I BUY HOUSES, LLC**
a North Carolina limited liability company
641 Sun Meadows Drive
Kernersville, NC 27284**GRANTEE****Dirk Ranjitsingh and wife,**
Janet Ranjitsingh
120 Haywood Drive
Advance, NC 27006

The designation Grantor and Grantee as used herein shall include said parties, their 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 Forsyth County, North Carolina and more particularly described as follows:

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**All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.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.

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, other than the following exceptions: easements and restrictions of record; violated zoning ordinances, if any. 2018 property taxes to be prorated at closing.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

I BUY HOUSES, LLC
A North Carolina limited liability company

By: Christopher Viggett
Member/Manager

State of North Carolina - County of Forrest

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that Christopher Viggett, Member/Manager of I BUY HOUSES, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20th day of November, 2018.

My Commission Expires: 10/28/2020

Joan Voss
Notary Public

JOAN VOSS
Notary Public - North Carolina
Guilford County