

2019004736 00111

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$190.00

PRESENTED & RECORDED

02/08/2019 01:01:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3445**PG: 2391 - 2393**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00**Parcel Identifier No.: 5896-59-5716.000****Brief description for index: LT 1 WINTERBERRY**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 7th day of February, 2019 by and between**GRANTOR:****JAMES C. BRACKEN AND
ANNE ELAINE BRACKEN, a married couple**

Address:

GRANTEE:**I BUY HOUSES, LLC**

Property Address:

**2299 WINTERBERRY DRIVE
WINSTON-SALEM, NC 27106**

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 1797, Page 1861, FORSYTH County Registry.

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.

A map showing the above described property is recorded in Plat Book 27, Page 85, 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.

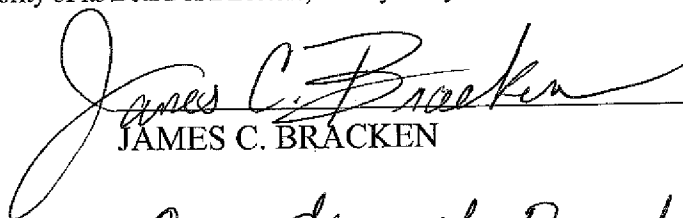
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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)
JAMES C. BRACKEN

 (SEAL)
ANNE ELAINE BRACKEN

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:
	JAMES C. BRACKEN AND ANNE ELAINE BRACKEN. Witness my hand and
	official stamp or seal, this <u>7th</u> day of <u>February</u> , 20 <u>19</u>
	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"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot NUMBER ONE (1), AS SHOWN ON PLAT OF SECTION ONE OF WINTERBERRY, as recorded in Plat Book 27, Page 85, 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: 2299 WINTERBERRY DRIVE, WINSTON-SALEM, NC 27106

PARCEL ID #: 5896-89-5716.000