

2019025852 00083FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$470.00**

PRESENTED & RECORDED

07/03/2019 11:38:07 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3469**PG: 2694 - 2696****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$470.00****Parcel Identifier No.: 6865-88-4505.000**

Brief description for index: Part Lot 34, Sun Meadows, Section 2

Mail deed/taxes after recording to **Grantee: 690 SUN MEADOWS DR., KERNERSVILLE, NC 27284**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 3 day of July, 2019 by and between**GRANTOR:****I BUY HOUSES, LLC, a North Carolina Limited Liability Company.**

Address:

641 SUN MEADOWS DR., KERNERSVILLE, NC 27284**GRANTEE:****MARIANNA L. HUGHES**

Property Address:

690 SUN MEADOWS DR., KERNERSVILLE, NC 27284

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:

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 **RE 3452**, Page **1568-1572**, **FORSYTH** County Registry.

submitted electronically by "Wyatt Early Harris Wheeler LLP"
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 **25**, Page **159**, 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 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 whomsoever except for the exceptions hereinafter stated.

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

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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.

I BUY HOUSES, LLC A NC LIMITED LIABILITY COMPANY

(Entity Name)

By:

Title:

Christopher Vajgert
member / mgr.

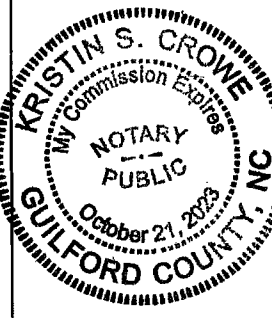
SEAL-STAMP 	STATE OF <u>North Carolina</u> COUNTY OF <u>Guilford</u> I, <u>Kristin S. Crowe</u>, a Notary Public of <u>Guilford</u> County of the State of <u>North</u>, do hereby certify that CHRISTOPHER VAJGERT personally came before me this day and acknowledged that he/she is <u>member / manager</u> of I BUY HOUSES, LLC, and acknowledged, on behalf of I BUY HOUSES, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>3rd</u> day of <u>July</u>, 2019. My Commission Expires <u>10/21/23</u> <u>Kristin S. Crowe</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

BEGINNING at an iron stake in the North right of way line of Sun Meadows Drive at the Southeast corner of Lot 33 as shown on the Plat of Sun Meadows, Section 2, as recorded in Plat Book 25, page 159 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running from said beginning point along the East line of Lot 33, North 16 deg. 27' West 195.90 feet to an iron stake, the Northeast corner of Lot 33; thence North 69 deg. 25' East 100.26 feet to an iron; thence on a new line south 16 deg. 27' East 203.13 feet to an iron in the North right way line of Sun Meadows Drive; thence with the North right of way line of Sun Meadows Drive, South 73 deg. 33' West 100 feet to the point and place of **BEGINNING**, and being the Western one-half Lot 34 as shown on the Plat of Sun Meadows Section 2, as recorded in Plat Book 25, page 159, Forsyth county Register of Deeds Office.

PROPERTY ADDRESS: 690 SUN MEADOWS DRIVE, KERNERSVILLE, NC

PARCEL ID #: 6865-88-4505.000