

2019027736 00135FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$185.00

PRESENTED & RECORDED

07/17/2019 02:02:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3471

PG: 2922 - 2925

**NORTH CAROLINA
GENERAL WARRANTY DEED****185⁰⁰**
Excise Tax: \$185.00**Parcel Identifier No.: 6815-11-9533.000**

Brief description for index: Lot 11, Oak park Addition

Mail deed/taxes after recording to Grantee: 641 Sun Meadows Drive, NC 27284

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 16th day of July, 2019 by and between**GRANTOR:****GEORGE TOY, a widower, and KA LEE WONG and
JACKY W. TSANG, a married couple.**

Address:

12408 BARBARA ROAD, SILVER SPRING, MD 20906**GRANTEE:****I BUY HOUSES, LLC, A North Carolina Limited Liability
Company.**

Address:

641 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.

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 RE 2688, Page 1143-1145, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

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 24, Page 175, 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.

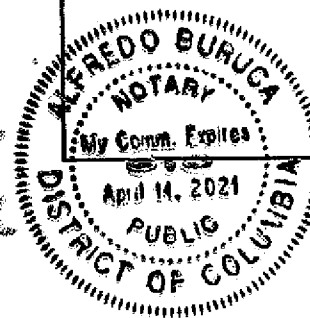
Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

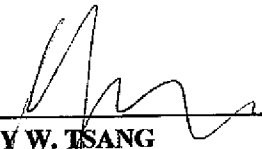
Ad valorem taxes hereafter becoming due and payable.

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.

By: George S. Toy (SEAL)
GEORGE S. TOY

SEAL-STAMP 	STATE OF <u>DISTRICT OF COLUMBIA</u> COUNTY OF <u>WASHINGTON</u> I, <u>ALFREDO BURUCA</u>, a Notary Public of <u>WASHINGTON</u> County of the State of <u>DISTRICT OF COLUMBIA</u>, do hereby certify that GEORGE S. TOY personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>16th</u> day of <u>JULY</u>, 2019. My Commission Expires: <u>04/14/2021</u> <u>Alfredo Buruca</u> Notary Public
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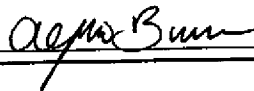
ALFREDO BURUCA
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 14, 2021

By:  (SEAL)
JACKY W. TSANG

STATE OF DISTRICT OF COLUMBIA COUNTY OF WASHINGTON

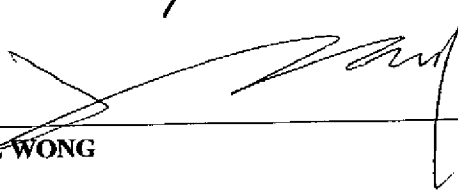
I, ALFREDO BURUCA, a Notary Public of WASHINGTON County of the State of DISTRICT OF COLUMBIA, do hereby certify that **JACKY W. TSANG** personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of JULY, 2019.

My Commission Expires: 04/14/2021



Notary Public

ALFREDO BURUCA
 NOTARY PUBLIC DISTRICT OF COLUMBIA
 My Commission Expires April 14, 2021

By:  (SEAL)
KA LEE WONG

SEAL-STAMP

STATE OF DISTRICT OF COLUMBIA COUNTY OF WASHINGTON

I, ALFREDO BURUCA, a Notary Public of WASHINGTON County of the State of DISTRICT OF COLUMBIA, do hereby certify that **KA LEE WONG** personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of JULY, 2019.

My Commission Expires: 04/14/2019



Notary Public

ALFREDO BURUCA
 NOTARY PUBLIC DISTRICT OF COLUMBIA
 My Commission Expires April 14, 2021

EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Lot 11, OAK PARK ADDITION, as recorded in Plat Book 24 at Page 175, 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: 415 JANET AVENUE, WINSTON SALEM, NC 27104

PARCEL ID #: