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FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$480.00
 PRESENTED & RECORDED
 09/04/2019 02:14:38 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3480**PG: 590 - 592**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$480.00**Parcel Identifier No.: 6825-20-2055**

Brief description for index: Lots 1&2 BLK F WESTOVER PARK

Mail deed/taxes after recording to **Grantee: 1100 S. HAWTHORNE RD., WINSTON SALEM, NC 27103**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 4 day of September, 2019 by and between**GRANTOR:**

I BUY HOUSES, LLC,
A North Carolina Limited Liability Company

Address:
641 SUN MEADOWS DR., KERNERSVILLE, NC 27284

GRANTEE:

EDWARD C. CILKE and KIMBERLY J. CILKE, a
married couple.

Property Address:
1100 S. HAWTHORNE RD., 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.

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 3426**, Page **3978-3980**, **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 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 North Carolina Limited Liability Company

By:

Chris Vajgert

Title: **CHRIS VAJGERT, MANAGER**

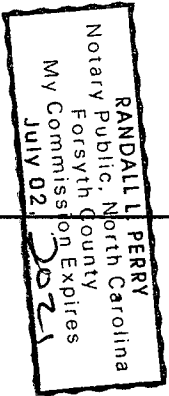
SEAL-STAMP 	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Randall L. Perry</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that CHRIS VAJGERT personally came before me this day and acknowledged that he/she is the <u>manager</u> of I BUY HOUSES, 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>4th</u> day of <u>September</u>, 2019. My Commission Expires: <u>7.2.2021</u> <u><i>R Perry</i></u> Notary Public
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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.

TOGETHER WITH the following property:

Being a portion of Ebert Street closed by Resolution of the Board of Aldermen of the City of Winston-Salem, North Carolina, which Resolution is recorded in Deed Book 1298, Page 1538, in the office of the Register of Deeds of Forsyth County, North Carolina, the terms of which are incorporated herein by reference; and consisting of a strip of land approximately 25 feet in width and approximately 150 feet in length with its southern boundary being the northern right-of-way line of S. Hawthorne Road and lying adjacent to the eastern line of Lot 1, Block F as shown on the map of Westover Park, Section 2, recorded in Plat Book 4, Page 21-B in the office of the Register of Deeds of Forsyth County, North Carolina.

There is conveyed herewith and this property is subject to the driveway easement recorded in Book 1298, Page 785 and referenced in the deed recorded in Book 3426, Page 3978, Forsyth County Registry.

**Property Address: 1100 S. Hawthorne Road
Winston-Salem, NC 27103**

Tax Parcel #s: 6825-20-2055.000 and 6825-20-2098.000