

2019041259 00128FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$436.00

PRESENTED & RECORDED

10/15/2019 02:54:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3487**PG: 2583 - 2585****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$436.00****Parcel Identifier No.: 6835-01-1937.000**

Brief description for index: Lot 6, Block 17, Granville Place

Mail deed/taxes after recording to **Grantee: 635 GRANVILLE DR., WINSTON SALEM, NC 27101**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law (Deed Preparation only-No title opinion rendered)****Delinquent taxes if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**THIS DEED made this 15th day of October, 2019 by and between

GRANTOR: I BUY HOUSES, LLC, A North Carolina Limited Liability Company. Address: 641 SUN MEADOWS DRIVE, KERNERSVILLE, NC 27284	GRANTEE: DANIEL A. WRIGHT Property Address: 635 GRANVILLE DRIVE, WINSTON SALEM, NC 27101
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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 **3446**, Page **1645**, **FORSYTH** County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 99(2), 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

(Entity Name)

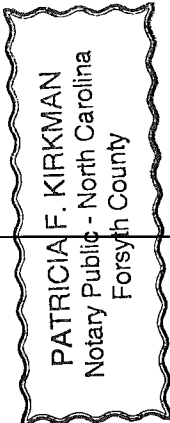
By:

Christopher Vajert
CHRISTOPHER VAJERT

Title:

member/manager

SEAL-STAMP



STATE OF NC COUNTY OF Forsyth
I, Patricia F. Kirkman, a Notary Public of Forsyth County of the State of NC, do hereby certify that **CHRISTOPHER VAJERT** personally came before me this day and acknowledged that he/she is A MANAGING MEMBER 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 15th day of October, 2019.

My Commission Expires: 5:29:21 Patricia F. Kirkman Notary Public

Exhibit A

Being known and designated as Lot 6, Plat of GRANVILLE PLACE, BLOCK 17, as shown on the plat thereof recorded in Plat Book 1, Page 99(2), Forsyth County Registry, reference to which plat is hereby made for a more particular description.

Tax Parcel Number: 6835-01-1937.00 (Block 0611, Lot 006)

Property Address: 635 Granville Drive, Winston-Salem, NC 27101

A handwritten signature or mark, possibly initials, consisting of a stylized 'M' or 'W' shape with a flourish extending to the right.