

2019041902 00087FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$326.00**

PRESENTED & RECORDED

10/18/2019 12:39:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3488**PG: 1216 - 1218****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$326.00****Parcel Identifier No.: 6807-68-9705.000**

Brief description for index: Lot 2, Sec. 7 Old Town Heights

Mail deed/taxes after recording to **Grantee:** 4537 Oakwood Circle, Winston Salem, NC 27106This instrument was prepared by: **Patti D. Dobbins, Attorney at Law****(This instrument was prepared without the benefit of a title search)**THIS DEED made this 18 day of October, 2019 by and between**GRANTOR:****I BUY HOUSES, LLC, a North Carolina Limited Liability Company.**

Address:

641 SUN MEADOWS DR., KERNERSVILLE, NC 27106**GRANTEE:****ERIN L. ASTUTO and spouse,
KEVIN R. ASTUTO.**

Property Address:

4537 OAKWOOD CIRCLE, 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.

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 **3466**, Page **3028-3030**, **FORSYTH** County Registry.

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

Submitted electronically by "Stegall & Clifford, 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 17, Page 178, 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: _____

Title: _____

SEAL-STAMP BRIAN T. CLIFFORD NOTARY PUBLIC Guilford County North Carolina My Commission Expires 8/10/24	STATE OF <u>NC</u> COUNTY OF <u>Guilford</u> I, <u>Brian T. Clifford</u> , a Notary Public of <u>Guilford</u> County of the State of <u>NC</u> , do hereby certify that CHRISTOPHER VAJGERT, personally came before me this day and acknowledged that he/she is a <u>MANAGING MEMBER</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>19</u> day of <u>Oct</u> , 2019.
	My Commission Expires: <u>8/10/24</u> <u>Brian T. Clifford</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

**BEING KNOWN AS LOT 2 ON THE PLAT OF THE OLD TOWN HEIGHTS, SECTION 7, AS RECORDED
IN PLAT BOOK 17, PAGE 178, IN THE OFFICE OF THE FORSYTH COUNTY REGISTER OF DEEDS.**

PROPERTY ADDRESS: 4537 OAKWOOD CIRCLE, WINSTON SALEM, NC 27106

PARCEL ID #: 6807-68-9705.000