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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/30/2020 03:28:58 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3505**PG: 2835 - 2837**

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$NTC

Parcel ID No.: 6815-11-9533.000

Mail deed/taxes after recording to **Grantee:** 641 Sun Meadows Drive, Kernersville, NC 27284.This instrument prepared by: Patti D. Dobbins, Esq. (No title search was performed or requested)

Brief description for the Index: Lot 11, Oak Park Addition

THIS DEED made this ____ day of _____, 2020 by and between

GRANTOR:

**I BUY HOUSES, LLC, A NORTH CAROLINA LIMITED
LIABILITY COMPANY.**

Mailing Address:

641 Sun Meadows Drive, Kernersville, NC 27284

GRANTEE:

CHRISTOPHER S. VAJGERT, A SINGLE PERSON.

Property Address:

415 Janet Ave., Winston Salem, NC 27104

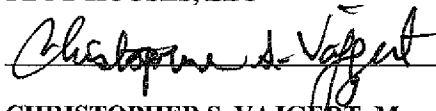
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

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 hereby release and forever quitclaim unto the Grantee all such right, title and interest as the Grantor has in or to that certain lot or parcel of land situated in **FORSYTH** County, North Carolina and more particularly described as follows:

TO HAVE AND TO HOLD the above-released premises unto the said Grantee and Grantee's only proper use and behoof forever, so that neither the Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they will and each of them shall, be these presents, be excluded and forever barred.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

I BUY HOUSES, LLC



CHRISTOPHER S. VAJERT, Managing Member

(SEAL)

WENDY B. MILLER NOTARY PUBLIC FORSYTH COUNTY NC My Commission Expires 10/18/2024	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u>, a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u>, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document CHRISTOPHER S. VAJERT, MANAGING MEMBER OF I BUY HOUSES, LLC. Witness my hand and official stamp or seal, this <u>30</u> day of <u>January</u>, 20<u>19</u>20<u>20</u>. My Commission Expires: <u>10/18/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT 11, OAK PARK SUBDIVISION, 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 #: 6815-11-9533.000