

2020009255 00108FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$480.00**

PRESENTED & RECORDED

03/05/2020 01:46:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3511**PG: 3115 - 3117****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$480.00****Parcel Identifier No.: 5895-94-8242.00**

Brief description for index: Lot 6 Patrick Place

Mail deed/taxes after recording to **Grantee:** _____This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**, *Without the benefit of a Title Search**Delinquent taxes, if any are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*THIS DEED made this 26th day of February, 2020 by and between**GRANTOR:****I BUY HOUSES, LLC, a North Carolina Limited Liability Company.**

Address:

**641 SUN MEADOWS DR., KERNERSVILLE, NC
27284****GRANTEE:****ERIN KEY and ADAM KEY, a married couple.**

Property Address:

4316 MASHIE DR., PFAFFTOWN, NC 27040

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 3471**, Page **2914**, **FORSYTH** County Registry.

A map showing the above described property is recorded in Plat Book **22**, Page **91**, 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

By:

Christopher Vajert
CHRISTOPHER VAJERT

Title: MEMBER/MANAGER

NOTARY PUBLIC WENDY B. MILLER FORSYTH COUNTY, NC My Commission Expires 10/8/2024	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 CHRISTOPHER VAJERT personally came before me this day and acknowledged that he/she is <u>MEMBER/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>26th</u> day of <u>Feb</u>, 2020. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT NO. 6, AS SHOWN ON THE MAP OF PATRICK PLACE, SECTION NO. 3, AS SURVEYED BY OTIS A. JONES, R.L.S. ON OCTOBER 1964, AND RECORDED IN PLAT BOOK 22 AT PAGE 91, FORSYTH COUNTY REGISTRY, NORTH CAROLINA.

PROPERTY ADDRESS: 4316 MASHIE DRIVE, PFAFFTOWN, NC 27040

PARCEL ID #: 5898-94-8242.000