

2020014926 00197

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$6.00

PRESENTED & RECORDED
 04/14/2020 04:18:29 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3518**PG: 3626 - 3628**

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$6.00**Parcel Identifier No.:** 6809-93-3499.000

Brief description for index: Lot 48A Wedgewood

Mail deed/taxes after recording to **Grantee:** 641 Sun Meadows Drive, Kernersville, NC 27284This instrument was prepared by: **Patti D. Dobbins, Attorney at Law,**

THIS DEED made this 14 day of April, 2020 by and between

<p>GRANTOR:</p> <p>MARC RILEY, A SINGLE PERSON (sole heir to the Estate of Katie J. Riley, Date of Death July 1, 2012)</p> <p>Address: 378 A. S. CHERRY ST., KERNERSVILLE, NC 27284</p>	<p>GRANTEE:</p> <p>I BUY HOUSES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY.</p> <p>Property Address: 1527 Turfwood Dr., Pfafftown, NC 27040</p>
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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.

WITNESSETH, 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 1258, Page 0421, FORSYTH County Registry.**

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

submitted electronically by "Patti D Dobbins, Attorney at Law, 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 22, Page 38, 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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that 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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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.

By:


MARC RILEY

My Commission Expires <u>10/8/2024</u> WENDY B. MILLER NOTARY PUBLIC FORSYTH COUNTY, NC	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 MARC RILEY personally came before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>14th</u> day of <u>April</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:**

Beginning at an iron in the Western right of way line of Turfwood Drive, said iron being located 230 feet from the intersection of Turfwood Drive and Cliffside Drive, said iron also being located at the Northeastern corner of Lot 49, as shown on the hereinafter referred to plat; running thence along the Northern line of Lot 49, North 86' 09' West 193.83 feet to an iron; running thence North 3' 51' East 115 feet to an iron; running thence South 86' 07' 50" East 196.56 feet to an iron located in the Western right of way line of Turfwood Drive; running thence along the Western right of way line of Turfwood Drive, the two following courses and distance south 42' West 55 feet and South 3' 51' West 60 feet to an iron, the point and place of beginning, and being known and designated as Lot 48A as shown on the Map of Wedgewood, Section 2, recorded in Plat Book 22, at page 38, Forsyth County Registry, according to survey of Daniel W. Donathan, R.L.S., dated December 7, 1978.

PROPERTY ADDRESS: 1527 Turfwood Drive, Pfafftown, NC 27040

PARCEL ID #: 6809-93-3499.000