

2020036064 00168

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$282.00
 PRESENTED & RECORDED
 08/18/2020 03:03:08 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3545**PG: 2887 - 2891**

Mail deed and tax bills to Grantee: **641 Sun Meadows Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$282.00

Brief description: **0.69 acres along Fair Bluff Drive**

GENERAL WARRANTY DEED

THIS DEED made this 14th day of August, 2020, by and between:

GRANTOR:

**JANICE HOOTS McCOY, Individually and
 as Co-Administrator of the
 Estate of Lura Eliza Holland Hoots
 (aka Lura H. Hoots)
 and husband, JIMMIE G. McCOY**

**ROGER CORBETT HOOTS, Individually and
 as Co-Administrator of the
 Estate of Lura Eliza Holland Hoots
 (aka Lura H. Hoots)
 and wife, JUDY J. HOOTS**

AMBER WILLIAMS DESHOUTEL (unmarried)

Grantor address:
 c/o Janice Hoots McCoy
 7825 Fairbluff Drive
 Lewisville, NC 27023

GRANTEE:

**I BUY HOUSES, LLC,
 a North Carolina limited liability company**

Grantee address:
 641 Sun Meadows Drive
 Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

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 attached **Exhibit A** which is hereby incorporated herein by reference.

Title History: See **Exhibit A**.

Property Address: **7829 Fair Bluff Drive, Lewisville, NC 27023**

Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

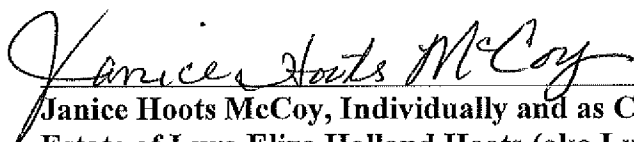
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

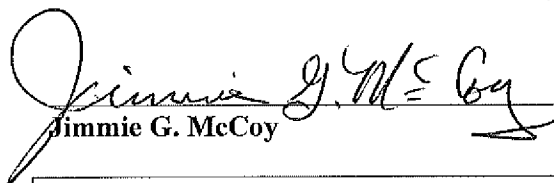
Janice Hoots McCoy, Co-Administrator of the Estate of Lura Eliza Holland Hoots, does hereby covenant that she has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of her as Co-Administrator of the Estate of Lura Eliza Holland Hoots insofar as it is her duty to do so by virtue of her office as Co-Administrator, but no further.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.



(Seal)

**Janice Hoots McCoy, Individually and as Co-Administrator of the
Estate of Lura Eliza Holland Hoots (aka Lura H. Hoots)**



(Seal)

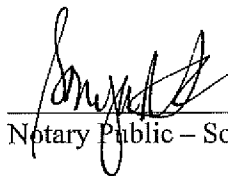
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Janice Hoots McCoy and Jimmie G. McCoy

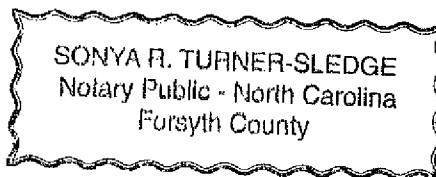
August 18, 2020

Place notary seal below this line:



Notary Public – Sonya R. Turner-Sledge

My Commission Expires: May 29, 2022



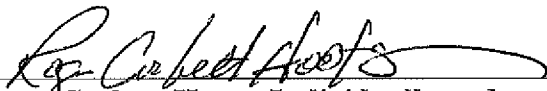
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

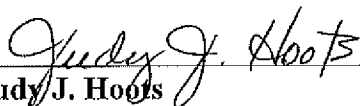
Roger Corbett Hoots, Co-Administrator of the Estate of Lura Eliza Holland Hoots, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Co-Administrator of the Estate of Lura Eliza Holland Hoots insofar as it is his duty to do so by virtue of his office as Co-Administrator, but no further.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.



(Seal)

**Roger Corbett Hoots, Individually and as Co-Administrator of the
Estate of Lura Eliza Holland Hoots (aka Lura H. Hoots)**



(Seal)

Judy J. Hoots

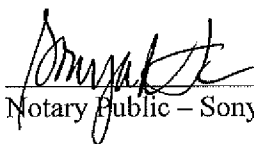
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Roger Corbett Hoots and Judy J. Hoots

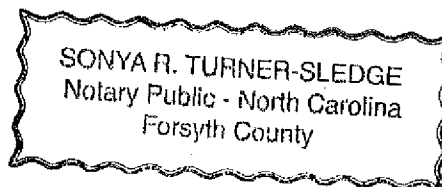
August 18, 2020

Place notary seal below this line:



Notary Public – Sonya R. Turner-Sledge

My Commission Expires: May 29, 2022



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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.



(Seal)

Amber Williams Deshoutel (unmarried)

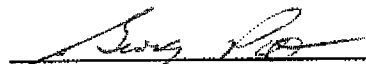
Louisiana, Caddo Parish County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Amber Williams Deshoutel

August 14, 2020

Place notary seal below this line:



Notary Public

Print/Type Name: _____

My Commission Expires: _____

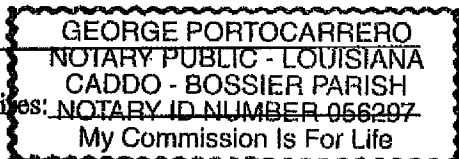


EXHIBIT A

I Buy Houses, LLC
0.69 acres along Fair Bluff Drive
7829 Fair Bluff Drive

Property Description:

Commencing at an existing iron pin along the north right of way line of Fair Bluff Drive and marking the southwest corner of the Janice Hoots McCoy property (Book 2079, Page 2219, Forsyth County Registry; Lot 7, Oak Haven Estates, Plat Book 23, Page 13, Forsyth County Registry); thence from said existing iron pin along the north right of way of Fair Bluff Drive, North 88° 38' 48" West 5.23 feet to an iron pin set marking the southeast corner of this property and the beginning point of this description; thence from said beginning point, North 03° 07' 50" East 176.41 feet to an existing iron pin marking the northeast corner of this property and the northwest corner of the McCoy property; thence North 88° 17' 55" West 177.71 feet to an existing iron pin marking the northwest corner of this property and the northeast corner of the Carlos D. Bull, Jr. property (Book 3386, Page 1261, Forsyth County Registry, Tax Pin 5876-63-5284, Forsyth County tax maps); thence South 01° 26' 44" East 177.57 feet to an existing iron pin marking the southwest corner of this property; thence South 88° 32' 13" East 40.07 feet to an existing iron pin along the north right of way line of Fair Bluff Drive and also lying North 01° 07' 24" East 106.46 feet from a stone; thence along the north right of way line of Fair Bluff Drive, South 88° 39' 35" East 123.49 feet to an iron pin set marking the point and place of beginning and containing **0.69 acres** (30,178.60 square feet) and being designated as Tract 1 on the survey prepared by D. Clifton Bodenhamer, Jr., PLS dated May 26, 2020 and designated as Project No. LH00TD.

This is part of the property as described in Deed Book 900, Page 490, Forsyth County Registry and is designated as the major portion of Tax PIN 5876-63-7296 (Block 4674, Lots 008 and 101) on the Forsyth County tax maps.

There is conveyed herewith any and all easements appurtenant to this property for the extension of Fair Bluff Drive including but not limited to the easements referenced and/or described in Book 1155, Page 1170; Book 1156, Page 649; Book 2022, Page 3812; Book 2022, Page 3818; Book 2022, Page 3824; Book 2553, Page 268 and Book 2553, Page 270, Forsyth County Registry.

Title History:

This property was part of the property acquired by Corbett R. Hoots and wife, Lura H. Hoots by deed recorded in Deed Book 900, Page 490, Forsyth County Registry.

Corbett R. Hoots (aka Corbett Reavis Hoots) died February 27, 1988.

Lura Eliza Holland Hoots (aka Lura H. Hoots) died intestate on February 28, 2020 and her estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #20-E-812. Janice Hoots McCoy and Roger Corbett Hoots qualified as Co-Administrators on June 5, 2020. The Heirs of Lura Eliza Holland Hoots are Roger Corbett Hoots; Janice Hoots McCoy and Amber Williams Deshoutel.