

2020041556 00176

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$457.00

PRESENTED & RECORDED
 09/18/2020 03:11:34 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3552
PG: 4148 - 4149

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 457.00

Parcel Identifier No.: 5897-68-1571 (Block 4649, Lot 026)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 3541 Community Church Road, Pfafftown, NC 27040

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 26, Grandview, Section 1

THIS DEED made this 18th day of September, 2020, by and between,

GRANTOR	GRANTEE
I BUY HOUSES, LLC a North Carolina limited liability company	PAULETTE COWAN and husband, NEVILLE COWAN
Mailing Address: 641 Sun Meadows Drive, Kernersville, NC 27284	Mailing Address: 3541 Community Church Road, 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.

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:

Being known and designated as Lot No. 026, as shown on the plat of GRANDVIEW, SECTION 1, as recorded in Plat Book 19, Page 066, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 3541 Community Church Road, Pfafftown, NC 27040

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3517, Page 2506 Forsyth County Registry. A map showing the above described property is recorded in Plat Book 19, Page 066.

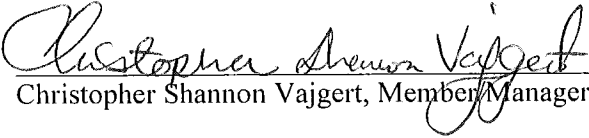
Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

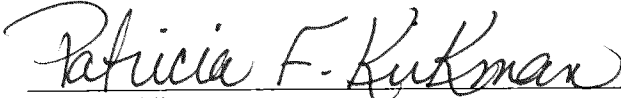
I Buy Houses, LLC

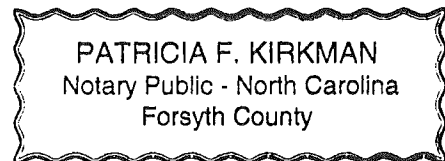
By:  (SEAL)
Christopher Shannon Vajert, Member/Manager

State of 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 herein and in the capacity indicated: **Christopher Shannon Vajert, Member/Manager of I Buy Houses, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 8 9.18.2020


Notary Public
Patricia F Kirkman
printed or typed name of Notary Public



My Commission Expires: 5.29.24