

2021055332 00158

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$750.00

PRESENTED & RECORDED
 10/08/2021 01:43:06 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3646**PG: 3988 - 3991****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$750.00

Parcel Identifier No. 5883-44-0277.00

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.
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 48, Section 1, Glenburn, PB 26 PG 69

THIS DEED made the 8 day of Oct, 2021, by and between

GRANTOR	GRANTEE
I Buy Houses, LLC <i>a North Carolina limited liability company</i> Grantor Address:	Brittney E. Perry and husband, Terrell T. Harris Property Address: 1416 Glen Oaks Road Clemmons, NC 27012

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 by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3604, Page 1269, Forsyth County Registry.

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
 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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

I Buy Houses LLC, a North Carolina Limited Liability Company

By: Chris Vajgert (SEAL)
Chris Vajgert, Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Landis Hinnant, a Notary Public, certify that Chris Vajgert personally came before me this day and acknowledged that he/she is Manager of I Buy Houses LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 8 day of Oct, 2021.

Landis Hinnant

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: Jan 25, 2026

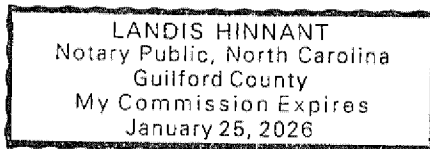


Exhibit "A"

**Property of Brittney E. Perry and Terrell T. Harris, wife and husband
1416 Glen Oaks Road**

BEING KNOWN AND DESIGNATED as Lot Number 48, Section 1 as shown on the Map of Glenburn as recorded in Plat Book 26, Page 29, and revised in Plat Book 26, Page 69, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3604, Page 1269, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5883-44-0277.00 on the Forsyth County Tax Maps.