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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/17/2021 10:03:47 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3663**PG: 3020 - 3021**

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

Prepared by: N. Alan Bennett, a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
 upon disbursement of closing proceeds.
 Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: NTC

Brief description: **Lot 17, Abington, Section One (Revised)**

GENERAL WARRANTY DEED

THIS DEED made this 15th day of December, 2021, by and between:

GRANTOR:

CHRISTOPHER S. VAJGERT (unmarried)
(aka Chris Vajgert)

Grantor address:
 641 Sun Meadows Drive
 Kernersville, NC 27284

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.
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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 17 of Abington, Section One (Revised)**, a map and plat of which is recorded in **Plat Book 30, Page 118** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 2191, Page 3952, Forsyth County Registry and is designated as Tax PIN 6878-72-8153.00 (Block 5420D, Lot 017) on the Forsyth County tax maps.

Property Address: **1645 Round Hill Circle, Kernersville, NC 27284**

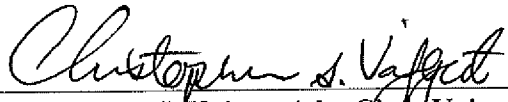
Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

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)

Christopher S. Vajert (aka Chris Vajert) (unmarried)

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:

Christopher S. Vajert

December 15, 2021

Place notary seal below this line:



Notary Public - Marjorie S. McLaughlin

My Commission Expires: February 12, 2025

