

2022012028 00184

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$330.00

PRESENTED & RECORDED

03/11/2022 02:49:41 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3681

PG: 2278 - 2280

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 330

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

Mail after recording to: Grantee

This instrument prepared by Kenneth S. Lucas, Jr. a licensed North Carolina attorney. Delinquent taxes if any, to be paid by closing attorney to county tax collector upon disbursement of closing proceeds.

THIS DEED made this 10th day of March 2022 by and between

GRANTOR

D&M Investments Group, LLC

GRANTEE

I Buy Houses, LLC

Mailing Address:

641 Sun Meadow Drive

Kernersville, NC 27284

Property Address:

2295 Innsbruck Ln.

Bethania, 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 and more particularly described as follows:

See Exhibit A.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 23, Page 112, and referenced within this instrument.

The above described property ☐ does ☐ does not include the primary residence of the Grantor.

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:

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(s), the day and year first above written.

D&M Investments Group, LLC

(ENTITY NAME)

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

State of NORTH CAROLINA; County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: TREWS DEXON, as manager/member of D&M Investments Group, LLC. Witness my hand and official stamp or seal, this the 11 day of March 2022.

My Commission Expires: 6/17/23

Notary Public

Print Notary Name: Kenneth S. Lucas Jr.

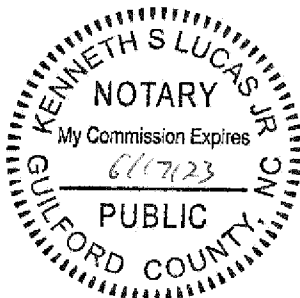


EXHIBIT "A"

Being known and designated as Lot No. 10 as set out upon the Map of Property of Moravian Village as recorded in Plat Book 23, at Page 112, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.