

2022021195 00095

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$644.00

PRESENTED & RECORDED
 05/03/2022 11:11:35 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
BK: RE 3692
PG: 2931 - 2932

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 644.00

Parcel Identifier No. 6804-62-9566.000 Verified by Forsyth County on the ____ day of _____, 2022
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 18 Atwood Acres Section 8

THIS DEED made this 2 day of May, 2022, by and between

GRANTOR

I Buy Houses, LLC, a North Carolina limited liability company

GRANTEE

Mary Selma Pittman and spouse, Jennifer Thornburg

Property Address: 310 Birchway Lane
Winston-Salem, NC 27103

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 18 of Atwood Acres, Section 8, a map and plat of which is recorded in Plat Book 25, Page 101 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 property is not the primary residence of one or more of the Grantors.

For back title, see Book 3669, Page 1109, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

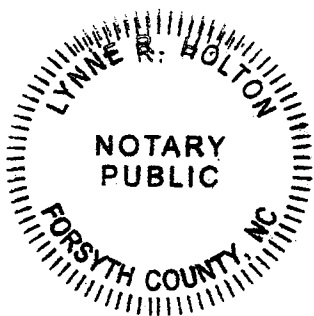
I Buy Houses, LLC

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

State of North Carolina - County of Forsyth

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 Shannon Vajert.

Date: 5/2/2022



Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2027