

2023007354 00099

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00

PRESENTED & RECORDED
 03/08/2023 02:50:55 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3743
PG: 2600 - 2602

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

Prepared by: N. Alan Bennett (Thomas and 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.
 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$280.00

Brief description: **1.37 acres along Circle Drive**

GENERAL WARRANTY DEED

THIS DEED made this 3rd day of March, 2023, by and between:

GRANTOR:	GRANTEE:
SHARON LYNN PEASE (unmarried/widow)	I BUY HOUSES, LLC, a North Carolina limited liability company
Grantor address: 336 Lakecrest Drive Hordy, VA 24101	Grantee address: 641 Sun Meadows Drive Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **8788 Circle Drive, Rural Hall, NC 27045**

Title History: See **Exhibit A**

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.

Sharon Lynne Pease (Seal)
Sharon Lynne Pease (unmarried/widow)

Florida, SARASOTA 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:

Sharon Lynne Pease

March 3RD, 2023

Place notary seal below this line:

Peter Paris
Notary Public

Print/Type Name: PETER PARIS

My Commission Expires: 08/10/2025

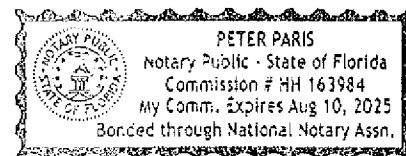


EXHIBIT A

I Buy Houses, LLC
1.37 acres along Circle Drive
8788 Circle Drive

Property Description:

TRACT #1: BEGINNING at an iron stake in Ernest L. Kiger's South line, said iron being North 73 degrees 00 minutes East 390.34 feet from an iron stake, a Northwest corner of Clifton W. Booze as is described in Deed Book 471, Page 290, and the Southwest corner of the Ernest L. Kiger land described in Deed Book 407, Page 140 and said iron being in an old road bed, thence with Kiger's line North 73 degrees 00 minutes East 105.35 feet to an iron stake in the center of County Road No. 1641; thence with the center of said road South 52 degrees 17 minutes West 98.25 feet to a nail; thence North 38 degrees 08 minutes West 30 feet to an iron stake on the right-of-way line of said road, and continuing on same course 7.29 feet for a total distance of 37.29 feet to the BEGINNING and containing .04 acres, more or less.

TRACT #2: BEGINNING at an iron stake in Clifton W. Booze's line, said iron being North 73 degrees 00 minutes East 390.34 feet from an iron stake the Southwest corner of Ernest L. Kiger's tract of land described in Deed Book 471, Page 290, and Clifton W. Booze's Northwest corner as is described in Deed Book 407, Page 140, the said Beginning point also being in an old road bed, runs thence with Booze's line North 73 degrees 00 minutes East 105.35 feet to an old iron stake in the center of County Road No. 1641; thence continuing with Booze's line North 65 degrees 30 minutes East 102.55 feet to an iron stake 14.6 feet South of the center of said road; thence on a new line and crossing said road North 32 degrees 10 minutes West 44.6 feet to an iron stake on the North right-of-way line of said road; thence continuing on a North 32.10 minutes West course 250 feet for a total distance of 294.6 feet to an iron stake; thence South 54 degrees 52 minutes West 228.9 feet to an iron stake; thence South 38 degrees 08 minutes East 242.71 feet to the BEGINNING, containing 1.33 acres, more or less.

This is the same property as described in Book 1291, Page 1198, Forsyth County Registry and is designated as Tax PIN 6910-19-8228.00 (Block 4967, Lots 101, 059F) on the Forsyth County tax maps.

Title History:

Robert J. Pease and wife, Sharon Lynne Pease acquired this property by deed recorded December 3, 1979 in Book 1291, Page 1198, Forsyth County Registry.

Robert J. Pease (aka Robert John Pease) died on January 31, 1992.