2021068848 00074
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$170.00
PRESENTED & RECORDED
12/17/2021 10:09:43 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3663
PG: 3050 - 3052

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: $170.00

Brief description: **Lots 41 and 42, Brewer property**

GENERAL WARRANTY DEED

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

GRANTOR:	GRANTEE:
JAMES MICHAEL MYERS, **(aka James M. Myers)** **Individually and as Executor of the Estate of Glenda D. Myers** **and wife,** **GUANG XUE**	**I BUY HOUSES, LLC,** **a North Carolina limited liability company**
Grantor address: 1315 Brewer Road Winston-Salem, NC 27127	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: **1305 Brewer Road, Winston-Salem, NC 27127**

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.

James Michael Myers (aka James M. Myers), Executor of the Estate of Glenda D. Myers, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Executor of the Estate of Glenda D. Myers insofar as it is his duty to do so by virtue of his office as Executor, but no further.

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)
James Michael Myers (aka James M. Myers), Individually and as Executor of the Estate of Glenda D. Myers

_____ (Seal)
Guang Xue

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:
James Michael Myers and Guang Xue

December 15, 2021

Place notary seal below this line:

Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025

MARJORIE S. McLAUGHLIN
Notary Public - North Carolina
Forsyth County

EXHIBIT A

I Buy Houses, LLC
Lots 41 and 42, Brewer property
1305 Brewer Road

Property Description:

BEGINNING at an iron stake at the corner of a 30 foot street and an old road and running thence Southwardly along said old road as it meanders 200 feet to an iron stake at the corner of Lot 43; thence running Eastwardly along line of said Lot 43, 150 ft. to an iron stake, the corner of Lot 40; thence running Northwardly along line of said Lot 40, 200 feet to a 30 foot street; thence running Westwardly along the said 30 foot street 130 feet to the place of BEGINNING. The same being known and designated as Lots 41 and 42 of Tract 1 of the estate of S. A. Brewer, recorded in Plat Book 2, page 14A, in Register of Deeds Office, Forsyth County, North Carolina.

There is conveyed herewith all of the property described in the deed recorded in Book 1140, Page 141, Forsyth County Registry.

This is the same property as described in Book 1140, Page 141, Forsyth County Registry and is designated as Tax PIN 6824-52-9921.00 (Block 3817, Lots 041B and 042B) on the Forsyth County tax maps.

Title History:

James A. Myers and wife, Glenda D. Myers acquired this property by the deed recorded on January 6, 1975 in Book 1140, Page 141, Forsyth County Registry.

James A. Myers (aka James Aubrey Myers) died on September 9, 2017.

Glenda D. Myers (aka Glenda Doty Myers) died testate on July 8, 2021 and her estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #21-E-1992. James M. Myers qualified as Executor on August 19, 2021. The Will of Glenda D. Myers devised this property to her son, James Michael Myers. The Notice to Creditors has been published and the date for which claim are to be presented is January 6, 2022. This Estate is still open.