2022032761 00026
FORSYTH COUNTY NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$300.00
PRESENTED & RECORDED
07/12/2022 08:35:51 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3706
PG: 1300 - 1305

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $300.00

PARCEL IDENTIFIER NO. 6808-19-8394
VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2022

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR TITLE *(Lion Title Insurance)*

RETURN TO: Grantee
BRIEF DESCRIPTION FOR THE INDEX: Lot No. 42 of Lake Hills Subdivision, Section A

THIS DEED made this 7th day of July, 2022, by and between

GRANTOR	GRANTEE
Estate of Jerry Murray Brownlee, Patrick Sidney Brownlee (individually and as Administrator of the Estate) and wife, Traci Holland Brownlee; Keith Brownlee and wife, Jamie Dean-Brownlee; and Lydia Brownlee Smith and husband, Sean Delma Gaston Smith, III	**I BUY HOUSES, LLC, a North Carolina Limited Liability Company**
Mailing Address 7440 Braigberry Court Rural Hall, NC 27045	Property Address: 3650 Lakeview Drive Pfafftown, NC 27040 Mailing Address 641 Sun Meadows Drive Kernersville, NC 27284

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Pfafftown, Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" - LEGAL DESCRIPTION

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **1032** at Page **816**.
****SEE Estate of Jerry Murray Brownlee 22E40 FILED IN FORSYTH COUNTY CLERK OF COURT.****

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.

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

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Estate of Jerry Murray Brownlee

BY: Patrick Brownlee

Patrick Brownlee
Administrator

Patrick Sidney Brownlee

Patrick Sidney Brownlee, individually

Traci Holland Brownlee

Traci Holland Brownlee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that **Patrick Brownlee, as Administrator of the Estate of Jerry Murray Brownlee, Patrick Sidney Brownlee (indivdually) and wife, Traci Holland Brownlee**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8th day of July, 2022.

Notary Signature: Ian Stevens

Notary's Printed Name: Ian Stevens

My Commission Expires: 07/14/2026

[Notarial Seal]

Ian Stevens
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires July 14, 2026

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Jamie Dean-Brownlee
Jamie Dean-Brownlee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that **Jamie Dean-Brownlee**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 7 day of July, 2022.

Notary Signature: Sudesh Kashyap

Notary's Printed Name: SUDESH KASHYAP

My Commission Expires: 10-04-2024

[Notarial Seal]

SUDESH KASHYAP
NOTARY PUBLIC
Mecklenburg County, NC
Comm. Exp. October 04, 2024

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Keith Brownlee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that **Keith Brownlee,** who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8th day of July, 2022.

Notary Signature: _____

[*Notarial Seal*]

Notary's Printed Name: SUDESH KASHYAP

My Commission Expires: 10-04-2024

SUDESH KASHYAP
NOTARY PUBLIC
Mecklenburg County, NC
Comm. Exp. October 04, 2024

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Lydia Brownlee Smith

Sean Delma Gaston Smith, III

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I certify that **Lydia Brownlee Smith and husband, Sean Delma Gaston Smith,** who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 8th day of July, 2022.

Notary Signature: _____

[Notarial Seal]

Notary's Printed Name: Ian Stevens

My Commission Expires: 07/14/2026

Ian Stevens
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires July 14, 2026

EXHIBIT "A" - LEGAL DESCRIPTION

All that certain tract of land as shown on survey by Stephen T. Beasley, R.E., being known and designated as Lot No. 42 of Lake Hills Subdivision, Section A, as recorded in Plat Book 16, Page 176, Forsyth County Registry, and in addition thereto, a triangular parcel of land adjoining the southeast line of said lot, both parcels being described more particularly as follows: BEGINNING at an iron stake located in the south right of way line of Lakeview Drive, said point being the northernmost corner of Lot 42 and being also the northwest corner of Lot 41 on aforesaid plat; running thence S. 42° 40' E. 568.0 feet to an iron stake, and continuing S. 42° 40' E. 57.53 feet to an iron stake; running thence S. 87° 30' W. 99.78 feet to an iron stake; running thence N. 48° 01' W. 368.8 feet to an iron stake; running thence N. 68° 36' W. 305.7 feet to an iron stake located in the south right of way line of Lakeview Drive; running thence with said line of Lakeview Drive as the same curves N. 42° 30' E. 72 feet to an iron stake and N. 69° 27' E. 179.8 feet to an iron stake, the point and place of BEGINNING, being in all respects the same property as that described in Deed Book 1029, Page 596, Forsyth County Registry.

Property Address: 3650 Lakeview Drive, Pfafftown, NC 27040

Parcel ID: 6808-19-8394