

2016017812 00102

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
05/13/2016 12:47:42 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY

BK: RE 3286
PG: 50 - 52

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0.00

Parcel Identifier Number: Tax ID or Block & Lot: 6817-56-6303

Mail/Box to: Grantee at 1959 N Peace Haven Road #231, Winston-Salem, NC 27106

This instrument prepared by: The Elam Law Firm PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 54, George Dewitt Hodgin Estate

THIS DEED made this May 11, 2016 by and between

GRANTOR		GRANTEE
We Buy Houses Forsyth Inc.		4505 Bonbrook Drive Winston Salem Trust
Grantor Address:		Buyer Address:
1959 N Peace Haven Road #231 Winston-Salem, NC 27106		1959 N Peace Haven Road #231 Winston-Salem, NC 27106
		Property Address:
		4505 Bonbrook Drive Winston-Salem, NC 27106

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 situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

County Tax ID: 6817-56-6303 /

BEING known and designated as Lot Number 54 as shown on the map of George Dewitt Hodgin Estate, as recorded in Plat Book 14, Page 15 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1303, Page 1182.

A map showing the above described property is recorded in Plat Book 14, Page 15.

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.

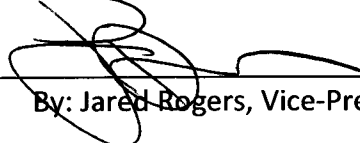
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: That Deed of Trust recorded in Book 3279 at Page 2373 which debt has been assumed by the Grantee herein and items listed below, if any: all easements, restrictions, and other matters of record and 2016 ad valorem taxes.

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

We Buy Houses Forsyth Inc.

(Corporate Name)

By:  _____ (SEAL)
By: Jared Rogers, Vice-President

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public for Forsyth County, North Carolina, certify that Jared ROGERS personally came before me this day and acknowledged that he/she is the Vice-President of We Buy Houses Forsyth, Inc., a corporation, and that he/she, as Vice-President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and seal this the 11 day of May, 2016.

Brian H. Elam

Notary Public

My Commission Expires: 10/3/17

