2018037825 00269
FORSYTH CO. NC FEE $26.00
STATE OF NC REAL ESTATE EXTX
$546.00
PRESENTED & RECORDED
09/28/2018 04:21:09 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY
BK: RE 3427
PG: 1289 - 1291

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $546.00

Parcel Identifier No.: **6885-35-0336.000** Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: GOINS LAW, 3723 Apple Orchard Cove, High Point, NC 27265

This instrument was prepared by: Jason Goins, Attorney-at-Law

Brief description for the Index: Lot 9 Tredegar

THIS DEED made this 28th day of September, 2018, by and between

GRANTOR	GRANTEE
I BUY HOUSES, LLC **Address:** **641 Sun Meadow Drive** **Kernersville, NC 27284**	**LEE STAFFORD and wife,** **CHRISTINE STAFFORD and joint tenants with right of survivorship with** **JESSE STAFFORD** **Property Address:** **1314 Colston Street** **Kernersville, NC 27284**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 the City of _____, _____Township, **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

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Printed by Agreement with the NC Bar Association

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

The property herein above described was acquired by Grantor by instrument recorded in Book **3392**, Page **2317**.

A map showing the above described property is recorded in Plat Book **39**, Page **43**.

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:

Any easements, restrictions or rights of way of record.
2018 *ad valorem* taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

I BUY HOUSES, LLC:

Christopher Shannon Vajgert mbr/mgr **(Seal)**

Print Name: Christopher Shannon Vajgert mbr/mgr

Print Title: Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF Davidson

I, the undersigned, a Notary Public of the state and county aforesaid, certify that Christopher Shannon Vajgert personally appeared before me this day and acknowledged that (s)he is Member/Manager of **I Buy Houses, LLC, a limited liability company**, and that (s)he, in that capacity, being authorized to do so, executed the foregoing instrument. Witness my hand and Notarial Seal this 28th day of September, 2018.

[NOTARY SEAL]

Print Name: Deron K. Henry

My Commission Expires:
11/13/2021

DERON K. HENRY
NOTARY PUBLIC
FORSYTH COUNTY, NC
EXP. 11/13/2021

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EXHIBIT A

Lying and being in Forsyth **County, North Carolina, and being more particularly described as follows:**

BEING KNOWN and designated as Lot # 9, of TREDEGAR, SECTION 1", as shown on a map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 39, at Page 43, reference to which is hereby made for a more particular description.

Property Address: 1314 Colston Ct
Kernersville, NC 27284