

2023008790 00025

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$618.00

PRESENTED & RECORDED
 03/21/2023 09:29:46 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3745
 PG: 992 - 994

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$618.00

Parcel Identifier No. 6864-44-7407.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: LAW OFFICE OF RICHARD R. FOUST, P.A., 204 MUIRS CHAPEL RD. STE 102, GREENSBORO, NC 27410This instrument was prepared by: LAW OFFICE OF RICHARD R. FOUST, P.A., 204 MUIRS CHAPEL RD. STE 102,

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 2023, by and between**GRANTOR**

I BUY HOUSES LLC
 641 Sun Meadows Drive
 Kenersville, NC 27284

GRANTEE

Kathryn M Puckett and Michael A Williams, *husband*
 4110 Crestwood Circle *and*
 Winston-Salem, NC 27107 *wife.*

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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, parcel of land or condominium unit situated in the City of _____, _____ Township, FORSYTH County, North Carolina and more particularly described as follows:

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3728 page 4093.
 All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 47 page 90.

Page 1 of 2

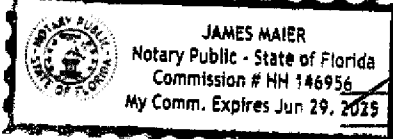
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

I BUY HOUSES LLC (SEAL)
 (Entity Name)
 By: Chris Vaigent Print/Type Name: _____
 Print/Type Name & Title: mgr/mgr Chris Vaigent (SEAL)
 By: Chris Vaigent Print/Type Name: _____
 Print/Type Name & Title: _____ (SEAL)
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of Florida - County or City of New York, Fla
 I, the undersigned Notary Public of the County or City of New York, Fla and State aforesaid, certify that
Christopher Vaigent personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of
May, 2023.

My Commission Expires: 6/29/2025
 (Affix Seal)  James Maier Notary Public
This notary is for Christopher Vaigent only Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of
 _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally came before me this day and acknowledged that
 he is the _____ of I BUY HOUSES LLC, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 2023.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

Exhibit A

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

BEING KNOWN AND DESIGNATED as Lot Number 63 as shown on the map of GLENN MEADOW, PHASE 3, as recorded in Plat Book 47, Page 90 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address:

4110 Crestwood Circle
Winston-Salem, NC 27107

Tax Parcel # 6864-44-7407.00