

2023012925 00088

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$636.00

PRESENTED & RECORDED
 04/21/2023 11:29:46 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3750
PG: 796 - 798

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 636.00

Primary Residence of Grantor: No

Parcel Identifier No. 6808-19-8394.000 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the
closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 12th day of April, 2023, by and between

GRANTOR

I BUY HOUSES, LLC
 A NORTH CAROLINA
 LIMITED LIABILITY COMPANY
 641 SUN MEADOWS DRIVE
 KERNERSVILLE, NC 27284

GRANTEE

BRADFORD JOHN WILLIAMS
 AND SPOUSE,
 PATRICIA LOUISE WILLIAMS
 3650 LAKEVIEW DRIVE
 PFAFFTOWN, NC 27040

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 County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3706, Page 1300.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
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James Williams & Co., Inc.
www.JamesWilliams.com

Submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 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, 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
(Entity Name)

Chris Vajert (SEAL)

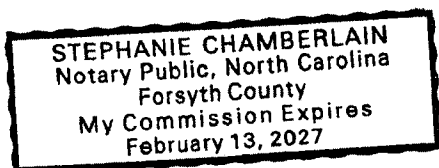
By: Christopher Vajert
Title: Manager

State of NC - County of Forsyth

I, Stephanie Chamberlain, the undersigned Notary Public, certify that Christopher Vajert personally came before me this day and acknowledged that he is the Manager of I BUY HOUSES, LLC, a North Carolina Limited Liability Company, 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 20 day of April, 2023.

(Stamp Below)



Stephanie Chamberlain
Notary Public (Signature)

Stephanie Chamberlain
Notary Public (Printed Name)

My Commission Expires: 2/13/27

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

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 deg. 40' E. 568.0 feet to an iron stake, and continuing S. 42 deg. 40' E. 57.53 feet to an iron stake; running thence S. 87 deg. 30' W. 99.78 feet to an iron stake; running thence N. 48 deg. 01' W. 363.8 feet to an iron stake; running thence N. 68 deg. 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 deg. 30' E. 72 feet to an iron stake and N. 69 deg. 27' E. 179.8 feet to an iron stake, the point and place of BEGINNING.

**Property Address: 3650 Lakeview Drive
Pfafftown, NC 27040**