

2023016437 00002

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$178.00

PRESENTED & RECORDED
 05/18/2023 08:11:24 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3754

PG: 2250 - 2254

Mail deed and tax bills to Grantee: **641 Sun Meadows Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett, a North Carolina licensed attorney

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
 upon disbursement of closing proceeds.

Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$178.00

Brief description: **Lot 25, Hunter Hills**

GENERAL WARRANTY DEED

THIS DEED made this 28th day of March, 2023, by and between:

GRANTOR:

CHRISTOPHER DEAN COOK (unmarried)

(aka Christopher D. Cook)

**Individually and as Executor of the
 Estate of Rodney Dean Cook**

KEVIN DOUGLAS COOK (unmarried)

BRIAN DANIEL COOK (unmarried)

Grantor address:

c/o Christopher Dean Cook

4965 Hauser Drive

Pfafftown, NC 27040

GRANTEE:

I BUY HOUSES, LLC,

a North Carolina limited liability company

Grantee address:

641 Sun Meadows Drive

Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

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

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **5152 Sunrise Terrace, Winston-Salem, NC 27105**

Title History: See **Exhibit A**

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

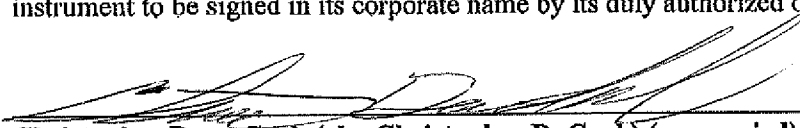
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

Christopher Dean Cook (aka Christopher D. Cook), Executor of the Estate of Rodney Dean Cook, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Executor of the Estate of Rodney Dean Cook insofar as it is his duty to do so by virtue of his office as Executor, but no further.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Christopher Dean Cook (aka Christopher D. Cook) (unmarried), Individually and as Executor of the Estate of Rodney Dean Cook

Florida, Brevard County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Christopher Dean Cook

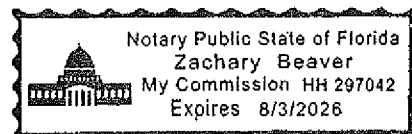
May 15th, 2023

Place notary seal below this line:


 Notary Public

Print/Type Notary Name: Zachary Beaver

My Commission Expires: 08/03/2026




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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Kevin Douglas Cook (unmarried)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

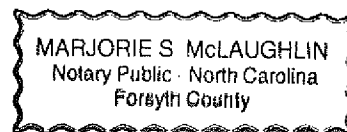
Kevin Douglas Cook

May 12, 2023

Place notary seal below this line:


 Notary Public – Marjorie S. McLaughlin

My Commission Expires – February 12, 2025

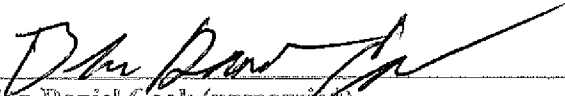


TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.


 Brian Daniel Cook (unmarried)

(Seal)



JEROME RAUPP

Commission # HH 205124

Expires December 15, 2025

~~North Carolina, Forsyth County~~

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Brian Daniel Cook

March 28, 2023

Place notary seal below this line:

Notary Public - ~~XXXXXXXXXXXX~~ Jerome Raupp

My Commission Expires - ~~XXXXXXXXXXXX~~ December 15, 2025

EXHIBIT A

**I Buy Houses, LLC
Lot 25, Hunter Hills
5152 Sunrise Terrace**

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 25 of Hunter Hills**, a map and plat of which is recorded in **Plat Book 16, Page 210** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 2883, Page 1172, Forsyth County Registry and is designated as Tax PIN 6828-40-9857.00 (Block 3511, Lot 025) on the Forsyth County tax maps.

Title History:

Rodney Dean Cook (unmarried) acquired this property by the deed recorded on April 6, 2009 in Book 2883, Page 1172, Forsyth County Registry.

Rodney Dean Cook died testate on April 17, 2021 and his estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #21-E-1034. Christopher D. Cook qualified as Executor on May 10, 2021. The Will of Rodney Dean Cook devised this property equally to his sons: Christopher Dean Cook; Kevin Douglas Cook and Brian Daniel Cook. The Notice to Creditors has been published and the date for which claims were to be presented was August 28, 2021. This Estate is still open.