

2023021943 00011

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$580.00

PRESENTED & RECORDED
 06/29/2023 08:15:39 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3761
PG: 1196 - 1197

Mail deed and tax bills to Grantee: **3500 Manoa Road, Pfafftown, NC 27040**

Prepared by: N. Alan Bennett (Thomas and 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.

(No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: **\$ 580.00**

Brief description: **Lot 1, Manoa Manor**

GENERAL WARRANTY DEED

THIS DEED made this 27th day of June, 2023, by and between:

GRANTOR:

I BUY HOUSES, LLC,
a North Carolina limited liability company

Grantor address:
 641 Sun Meadows Drive
 Kernersville, NC 27284

GRANTEE:

ELENA DENIS McGINTY
UNMARRIED

Grantee address:
 3500 Manoa Road
 Pfafftown, NC 27040

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:

BEING KNOWN AND DESIGNATED as **Lot 1 of Manoa Manor**, a map and plat of which is recorded in **Plat Book 23, Page 166** 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 3727, Page 3739, Forsyth County Registry and is designated as Tax PIN 5886-28-1612.00 (Block 4679, Lot 001) on the Forsyth County tax maps.

Property Address: **3500 Manoa Road, Pfafftown, NC 27040**

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.

I Buy Houses, LLC, a North Carolina limited liability company

Christopher S. Vajgert (Seal)
Christopher S. Vajgert, Member/Manager

Florida, Indian River 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 S. Vajgert

June 27 . 2023

Place notary seal below this line:

Tyler Dempsey
Notary Public

Print/Type Name: Tyler Dempsey

My Commission Expires: 05/29/27

