

**2023039297 00070**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$560.00**

PRESENTED & RECORDED  
 11/17/2023 11:32:04 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3782**  
**PG: 743 - 745**

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00

Parcel Identifier No. 6804-15-2660.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2023  
 By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Part of Tract A, Westbrook Section 2

THIS DEED made this 14<sup>th</sup> day of November, 2023, by and between

GRANTOR	GRANTEE
<b>I Buy Houses, LLC, a North Carolina limited liability company</b>	<b>Connor Patrick Brennan, unmarried</b>
	<b><u>Property Address:</u> 4950 Harrow Circle Winston-Salem, NC 27103</b>

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property \_\_\_\_ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3741, Page 3367, Forsyth County Registry.

submitted electronically by "Holton Law Firm"  
 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

I Buy Houses, LLC

By: Christopher Shannon Vajert (SEAL)  
Christopher Shannon Vajert, Member/Manager

State of FLORIDA - County of Indian River

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 Shannon Vajert.

Date: 11/14/2023

Notary Public

Print Name

My commission expires:

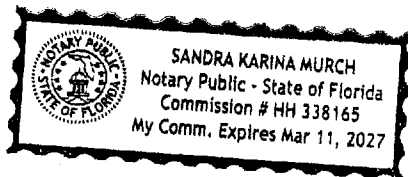


Exhibit A

BEGINNING at an iron in the northwest corner of Lot 97 as shown on the Map of WESTBROOK, SEC. 2, recorded in Plat Book 22, page 50, Forsyth County Registry, and running thence with the eastern margin of Lombardy Lane in a northerly direction 74.02 feet to the beginning of its intersection with Harrow Circle; running thence around the margin of said intersection on a curve to the right in a northeasterly direction 29.60 feet; running thence with the southern margin of Harrow Circle, North  $67^{\circ} 48'$  East 165 feet to an iron stake in the southern line of Harrow Circle; running thence South  $22^{\circ} 15'$  East 138.60 feet to an iron stake in the back property line of Lot #114; as shown on the Map of WESTBROOK, SECTION 1, recorded in Plat Book 21, page 17, Forsyth County Registry; running thence with the back line of Lot #114, South  $62^{\circ} 31'$  West 35.95 feet to an iron stake, the southwest corner of Lot #114 and the northwest corner of Lot #113, WESTBROOK, SECTION 1; running thence with Lot #113, South  $3^{\circ} 19'$  West 26 feet to an iron stake the northeast corner of Lot #97, WESTBROOK, SECTION 2; running thence with the north line of Lot #97, WESTBROOK, SECTION 2, North  $86^{\circ} 28'$  West 176.83 feet to an iron stake in the east margin of Lombardy Lane, the point and place of Beginning. Being the southwestern part of Tract A as shown on the Map of WESTBROOK, SECTION 2, recorded in Plat Book 22, page 50 in the Office of the Register of Deeds of Forsyth County, N. C.