

2024004417 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$13.00

PRESENTED & RECORDED

02/13/2024 11:59:48 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3792

PG: 3504 - 3506

Excise Tax \$13.00	Recording Time, Book and Page
WBS ELEMENT: 46381.2.1	ROUTE: Hopkins Road
COUNTY: Forsyth	TIP/PARCEL NUMBER: U-5760 090
TAX PARCEL: 6866998081000	

Mail after recording to Hawke Law, PLLC
7228 Indian Rock Road, Wendell, NC 27591

This instrument was prepared by Janet R. Harris

The hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 19th day of January, 20 24 by and between

GRANTOR	GRANTEE
I BUY HOUSES, LLC, a North Carolina Limited Liability Company 641 Sun Meadows Drive Kernersville, NC 27284	DEPARTMENT OF TRANSPORTATION, an agency of the State of North Carolina 1546 Mail Service Center Raleigh, NC 27611

Enter in appropriate block for each party: name, 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 in the amount of \$ 6,450.00 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 City of Kernersville, Kernersville Township, Forsyth County, North Carolina

Point of beginning being N 86°45'48.5" W, 50.900 feet from -L- Sta 116+00 thence to a point on a bearing of S 61°53'58.3" W 164.708 feet thence to a point on a bearing of S 1°7'46.4" W 138.924 feet thence to a point on a bearing of N 56°43'32.2" E 232.020 feet thence to a point on a bearing of N 29°21'7.5" W 25.927 feet thence along a curve 74.448 feet and having a radius of 756.000 feet. The chord of said curve being on a bearing of N 26°31'51.4" W, a distance of 74.418 feet returning to the point and place of beginning.

FRM7-J
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 Revised 02/17/15

submitted electronically by "Hawke Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

COUNTY: Forsyth WBS ELEMENT: 46381.2.1 TIP/PARCEL NO.: U-5760 090

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3489
Page 704 , Forsyth County Registry.

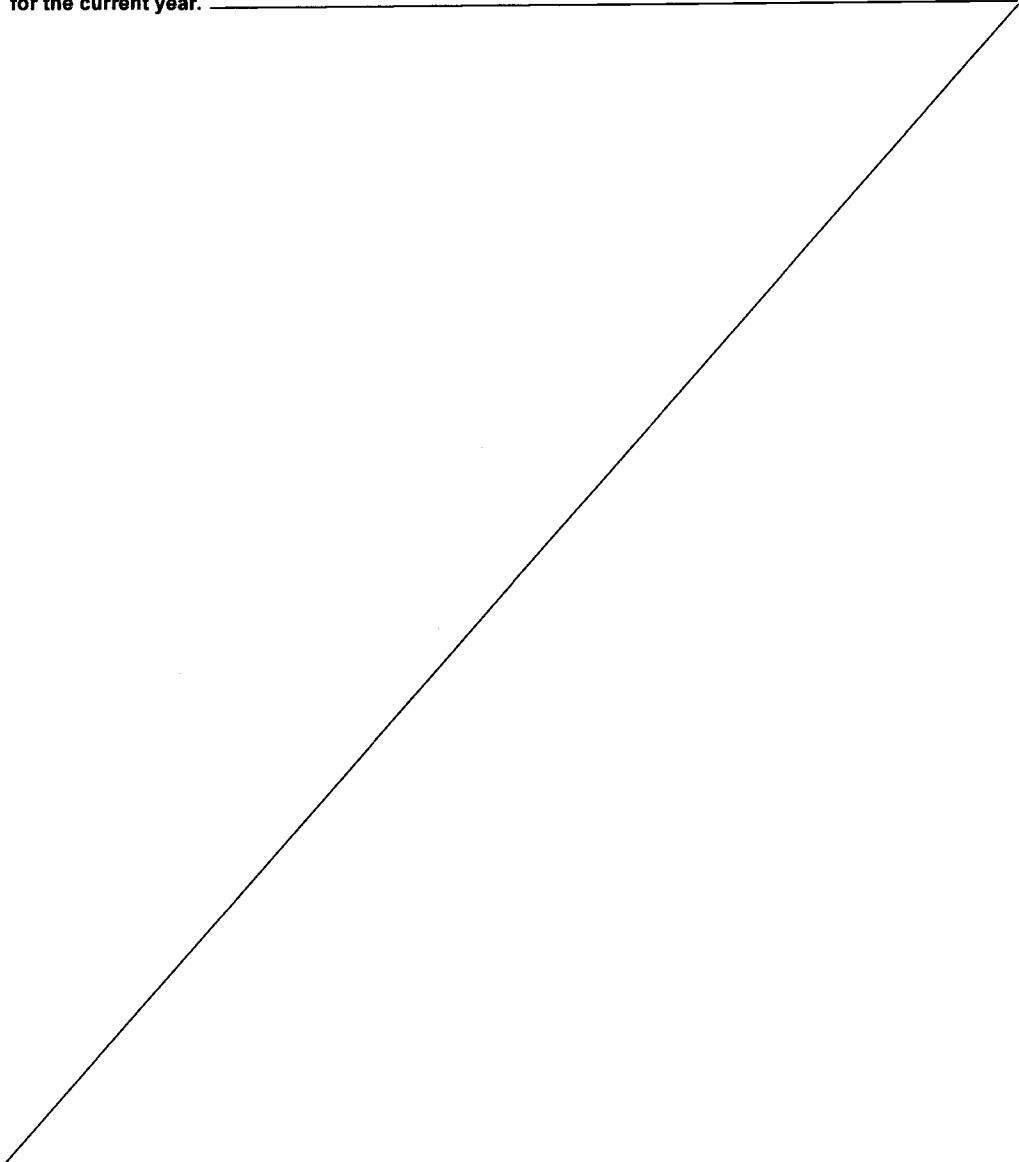
A map showing the above described property is recorded in Plat Book 23 page 44 .

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.

This deed is subject to the following provisions only:

It is understood and agreed that the total consideration set forth above shall be made payable to Hawke Law,
PLLC and after satisfaction of all taxes, liens, encumbrances on this parcel, the remaining balance shall be
disbursed in accordance with the Grantors' directions, and the Grantors shall have no claim against the
Department as a result thereof.

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 exceptions
hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:
**Restrictive covenants and easements of record, government regulations, and the lien of property taxes
for the current year.**



COUNTY: Forsyth WBS ELEMENT: 46381.2.1 TIP/PARCEL NO.: U-5760 090

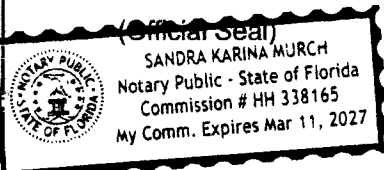
IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

This instrument does not transfer the herein described interests unless and until this document is accepted by an authorized agent of the Department of Transportation.

I BUY HOUSES, LLC, a North Carolina Limited Liability Company

BY: Christopher Shannon Vajert
Christopher Shannon Vajert, Managing Member

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: Jane H. Harris

	Florida, <u>Indian River</u> County I, <u>Sandra Karina Murch</u> , a Notary Public for <u>Indian River</u> County, Florida, do hereby certify that <u>Christopher Shannon Vajert, Managing Member</u> of <u>I BUY HOUSES, LLC</u> , a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company. Witness my hand and official seal this the <u>18th</u> day of <u>June</u> , 20 <u>24</u> . <u>[Signature]</u> Notary Public My commission expires: <u>03/11/2027</u>

Sandra Karina Murch