

2024006867 00062

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$470.00

PRESENTED & RECORDED
 03/06/2024 12:25:22 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3795

PG: 3750 - 3752

Excise Tax: \$470.00

Tax Info: PIN 6888-24-4657.00

Mail deed & tax bills to: Grantee(s) @ 3475 Sheppard Hill Road, Kernersville, NC 27284

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 4th day of March, 2024 by and between

GRANTOR	GRANTEE
I BUY HOUSES, LLC A North Carolina Limited Liability Company Grantor Address: 6485 53rd Circle Vero Beach, FL 32967	CARSON BOLES and spouse, ELIZABETH PARKER Grantee Address: 3475 Sheppard Hill Road Kernersville, NC 27284

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 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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3645, Page 4192. A map showing the above described property is recorded in Plat Book --, Page --.

submitted electronically by "Schell Law Office, PA"
 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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

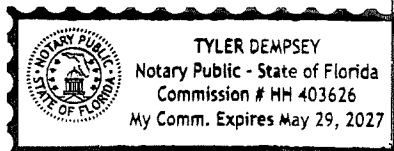
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does NOT include the primary residence of Grantor. (Per NCGS §105-317.2)

I BUY HOUSES, LLC

By: Christopher S. Vajgert (SEAL)
 Name: CHRISTOPHER S. VAJGERT
 Title: Managing Member

SEAL-STAMP



STATE OF FLORIDA, COUNTY OF Indian River

I, Tyler Dempsey, a Notary Public of Indian River County and the aforesaid State, certify that CHRISTOPHER S. VAJGERT, either being personally known to me or proven by satisfactory evidence, who is the Managing Member of I BUY HOUSES, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is Managing Member of I BUY HOUSES, LLC and that as Managing Member being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 6/14 day of March, 2024.

Notary Public Name: Tyler Dempsey
 My commission expires: 05/29/2027

EXHIBIT A

BEGINNING at an iron stake being North 78° 03' 28" East 296.64 feet from an iron stake, a point in the eastern margin of the right of way line of Shepherd Hill Road; thence from said beginning point also being the southeast corner of Teddy Ray Sharp property (Deed Book 1515, page 200, Forsyth County Registry); thence along Sharp's eastern line North 11° 56' 32" West 247.54 feet to an iron stake, a corner with Sharp, also being a point in the southern line of Kenneth J. Warren property (Deed Book 1690, page 694, Forsyth County Registry); thence along said line and continuing along the southern line of India Dillon Warren (Deed Book 935, page 39, Forsyth County Registry) North 78° 03' 28" East 100.0 feet to an iron stake, a corner with Arthur Cooke Eidson (Deed Book 1628, page 812, Forsyth County Registry); thence along Eidson's western line South 11° 56' 32" East 247.54 feet to an iron stake, a point in the northern margin of a 50-foot easement; thence along the northern margin of said easement South 78° 03' 28" West 100.0 feet to the point and place of **BEGINNING** containing approximately 0.568 acres according to a survey prepared by Larry L. Callahan, R.L.S. dated April 29, 1991.

Note: A copy of the survey referenced herein is attached as Exhibit A to the Road Maintenance Agreement recorded in Book 1714, Page 2913, Forsyth County Registry.

This is the same property as described in Book 3596, Page 942, Forsyth County Registry and is designated as Tax PIN 6888-24-4657.00 (Block 5423, Lot 504B) on the Forsyth County tax maps.

There is conveyed herewith this property is subject to that easement described and/or referenced in Book 1547, Page 164; Book 1714, Page 2917 and Book 3596, Page 942, Forsyth County Registry.

This property is subject to the Road Maintenance Agreement recorded in Book 1714, Page 2913, Forsyth County Registry.