

2021009427 00139

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$120.00

PRESENTED & RECORDED

02/25/2021 01:07:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3589

PG: 2070 - 2072

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 120.00

Parcel Identifier No. 6828-34-8003.000 Verified by Forsyth County on the ___ day of _____, 2021

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: Lots 13 & 14 John Caudle Property

THIS DEED made this 22 day of February, 2021, by and between

GRANTOR

GRANTEE

C.W. Myers Trading Post, Incorporated, a North Carolina corporation

Andre V. Newmones

**2718 N. Liberty Street
Winston Salem, NC 27105**

**127 Oak Summit Road
Winston Salem, NC 27105**

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

See Exhibit A attached hereto and incorporated herein by reference.

This property ___ is X is not the primary residence of one or more of the Grantors.

For back title, see Book 3564, Page 2774, 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.

C.W. Myers Trading Post, Incorporated

By: William Steven Myers (SEAL)

Name: William Steven Myers

Title: President

State of North Carolina - County of Forsyth

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:

William Steven Myers

Date: 02-22-2021

Magdali Marcos
Notary Public

Magdali Marcos
Print Name

My commission expires: 04-24-2024

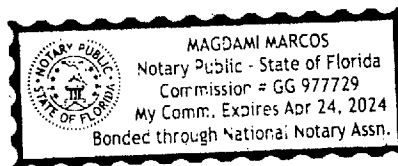


EXHIBIT A

Property Description
127 Oak Summit Road, Winston Salem, NC 27105
PIN 6828-34-8003.000

BEGINNING at an iron stake at the intersection of Oak Summit Road and a 40 foot road running thence in an easterly direction with the north side of Oak Summit Road 64 feet to an iron stake, the southwest corner of Lot No. 14; thence in a northerly direction with the line of Lot No. 14, 240 feet to an iron stake, the northwest corner of Lot No. 14 in Clayton's line; thence in a southwestern direction with Clayton's line 57 feet to an iron stake in the Eastern side of a 40 foot street thence in a southerly direction with said 40 foot street 227.5 feet to the place of Beginning. Same being known and designated as Lot No. 13 on the Map of John Caudle Property, situated on Rural Hall and Oak Summit Roads, recorded in Register of Deeds Office of Forsyth County, North Carolina.

2nd Lot: Lot No. 14 in the Plat of John Caudle Property. See Plat Book 8, Page 99. Fronting 64 feet on Oak Summit Road and running back a distance of 253 feet on the East side and 240 feet on the West side.

Together it makes a deed for Lots 13 and 14 in said John Caudle Property same being shown on Blue Print recorded in Book of Plats 8, Page 99.