

**2021028024 00241**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$70.00**

PRESENTED &amp; RECORDED

05/26/2021 03:05:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3613****PG: 149 - 151**

Excise Tax: \$70.00

Recording Time, Book and Page

REID: 6836-32-9744.000

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd, Raleigh NC 27615

Brief Description for the index:

**426 E. Sixteenth Street/1522 Ivy Avenue****NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 26<sup>th</sup> day of May, 2021, by and between

GRANTOR	GRANTEE
<p><b>Ronald D. Mixon, Free Trader</b></p> <p><b>PO Box 1032</b> <b>Randleman, NC 27317</b></p> <p>_____ <b>If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</b></p>	<p><b>Peak Investor Group, LLC, a North Carolina limited liability company</b></p> <p><u><b>Property Address:</b></u> <b>426 E. Sixteenth Street/1522 Ivy Avenue</b> <b>Winston-Salem, NC 27105</b></p> <p><u><b>Mailing Address:</b></u> <b>1335 Apache Lane</b> <b>Apex, NC 27502</b></p> <p><b>((to verify that your name(s), status and mailing address are correct, please initial _____))</b></p>

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

**See attached Exhibit A**

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

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

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:

1. Subject to ad valorem taxes for the year 2021 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

*Ronald D. Mixon*

Ronald D. Mixon

STATE OF NC  
COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Ronald D. Mixon.**

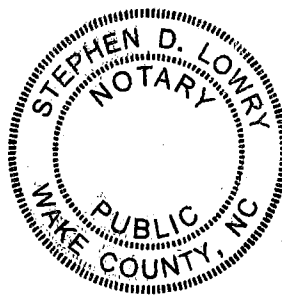
Witness my hand and official stamp or seal, this the 26 day of May, 2021.

*SLW*

Notary Public

My commission expires: 6/22/23

Seal/Stamp



**Exhibit A**  
**Legal Description**

**Situated, lying and being in the City of Winston-Salem, North Carolina, and BEGINNING at an iron stake in the southwest corner of the intersection of Ivy Avenue and 16th Streets; thence along the south side of 16th Street westwardly 50 feet to a stake; thence southwardly along a line parallel with Ivy Avenue 140 feet to an iron stake on the north side of an alley; thence eastwardly along the north side of said alley 50 feet to an iron stake on the west side of Ivy Avenue; thence northwardly along the west side of Ivy Avenue 140 feet to the place of BEGINNING, and being the eastern 50 feet to the land conveyed to J. S. Teague by Eagle Land Company by deed dated May 12, 1916 and recorded in Deed Book 123 at Page 296, Forsyth County Registry.**