

2024021255 00042

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 06/28/2024 10:25:37 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3813
PG: 3711 - 3712

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$240.00**

Parcel Identification No. 6828-34-8003

Title Insurance Company: Integrated Title Services, LLC

Mail/Box to: Iron Mark LLC,

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT NO. 13 ON MAP OF JOHN CAUFLE , PB 8 PG 99.

THIS DEED made this 25 day of June, 2024 by and between

GRANTOR	GRANTEE
<p>Andre V. Newmones and Vickie A. Newmones, a married couple</p> <p><i>Mailing Address:</i> 304 Haverhill Street Winston Salem, NC 27127</p>	<p>Iron Mark LLC, a Limited Liability Company</p> <p><i>Mailing Address:</i></p> <p><i>Property Address:</i> 127 Oak Summit Road Winston-Salem, NC 27105</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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Hankin & Pack, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3589 Page 2070.

All or a portion of the property herein conveyed _____ includes or XX does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 8, Page 99.

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, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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

Andre V. Newmones
Andre V. Newmones

Vickie A. Newmones
Vickie A. Newmones

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Nina Gunnell, Notary Public, do hereby certify that Andre V Newmones and Vickie A Newmones personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 25th day of June, 2024.

Nina Gunnell
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

