

2024023580 00095

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED
 07/17/2024 01:23:03 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3816
PG: 2606 - 2608

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 180.00

Primary Residence of Grantor: No

Parcel Identifier No. 5898-71-1241.000 & 5898-71-1111.000 Verified by _____ County on the _____ day of July, 2024

By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 16th day of July, 2024, by and between

GRANTOR	GRANTEE
SODUS GROUP HOLDINGS, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 5805 SHALLOWFORD ROAD LEWISVILLE, NC 27023	ISENHOUR HOMES, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 3411 HEALY DRIVE, SUITE A WINSTON-SALEM, NC 27103

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

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3774, Page 2491.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 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:

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

SODUS GROUP HOLDINGS, LLC
(Entity Name)

By: Christine T. Dzula
Title: Managing Member

Christine T. Dzula (SEAL)

By: Cameron I. Kent
Title: Managing Member

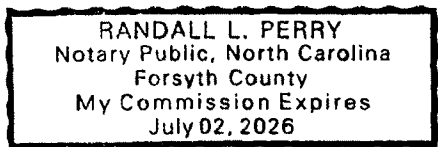
Cameron I. Kent (SEAL)

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that CHRISTINE T. DZULA AND CAMERON I. KENT personally came before me this day and acknowledged that they are the Managing Members of SODUS GROUP HOLDINGS, LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 16th day of July, 2024.

(Affix Notary Stamp Below)



Randall L. Perry
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Tract 1:

BEGINNING at an iron stake Tony G. Spaugh's (now or formerly) Northeast corner, and runs thence North 83 deg. 30 min. West 440 feet to the center of Skylark Drive, Tony G. Spaugh's (now or formerly) corner; thence North 56 deg. 15 min. East 135.5 feet to an iron stake in Skylark Drive, Iris M. Spaugh's (now or formerly) corner; thence South 85 deg. 30 min. East 328 feet to an iron stake, Iris M. Spaugh's (now or formerly) corner on Maude Bowen's (now or formerly) line; thence South 3 deg. 15 min. West 95 feet to the BEGINNING, containing .85 of an acre, more or less. Being a part of the Harrison Spaugh and the B.A. Wilson lands.

This being the same property conveyed to Iris Marie Spaugh Fulton and David Reuben Fulton by deed from Lydia P. Spaugh (widow) dated December 20, 1979 and recorded December 27, 1979 in Deed Book 1293, Page 449, Forsyth County Registry. See also Forsyth County Estate File 04 E 2157.

Tax Parcel Number: 5898-71-1241 (Block 4631, Lot 311)

Property Address: 0 Skylark Road, Pfafftown, NC 27040

Tract 2:

Adjoining the lands of Lydia P. Spaugh, Transou, and other, Beginning at an iron stake Lydia P. Spaugh's corner in Transou's line, and runs thence North 86° 00' West 172 feet to an iron stake, Transou's corner; thence North 80° 30' West 368 feet to a point in the center of Skylark Drive, Transou's corner; thence with the center of said Skylark Drive North 56° 15' East 127 feet to a point in the center of Skylark Drive and Iris S. and David R. Fulton's corner; thence South 83° 30' East 440 feet to an iron stake Iris S. and David R. Fulton's corner in Lydia P. Spaugh's line; thence South 3° 15' West 90 feet to the point of beginning, containing .9 of an acre, more or less. Being a part of the Harrison Spaugh and the B.A. Wilson land.

TaxParcel Number: 5898-71-1111 (Block 4631, Lot 312)

Property Address: 0 Skylark Road, Pfafftown, NC 27040