

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 164.00

Parcel Identifier No. 7508 00 73 3560 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Hollers & Atkinson, P.C., 110 N. Main Street, Troy, NC 27371

Brief description for the Index: NEW TRACT 1, UWHARRIE TOWNSHIP

THIS DEED made this 23rd day of January, 2023, by and between

**GRANTOR**

Kirt Michael Brace, unmarried  
Jennifer Dawn Layton, unmarried  
5308 Woodrun on Tillery  
Mount Gilead, NC 27306

**GRANTEE**

Thomas Lemons, Jr., married  
350 Guilford Street  
Troy, NC 27371

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of \_\_\_\_\_, Uwharrie Township, Montgomery County, North Carolina and more particularly described as follows:

Being all of New Tract 1, containing 25.01 acres, more or less, as shown on the "Exempt Subdivision Plat for James Ronald Weaver," which plat is recorded in Plat Cabinet F, Slide 169A in the Montgomery County Registry and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 839 page 333.  
All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book F page 169A.

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 rights-of-way of record; lien of current year ad valorem taxes, if any.

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

_____	<u>Kirt M. Brace</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Kirt Michael Brace</u>
By: _____	<u>Jennifer Dawn Layton</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Jennifer Dawn Layton</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina - County or City of Montgomery

I, the undersigned Notary Public of the County or City of Montgomery and State aforesaid, certify that  
Kirt Michael Brace, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of January, 2024.

My Commission Expires: 3-7-2024  
(Affix Seal)

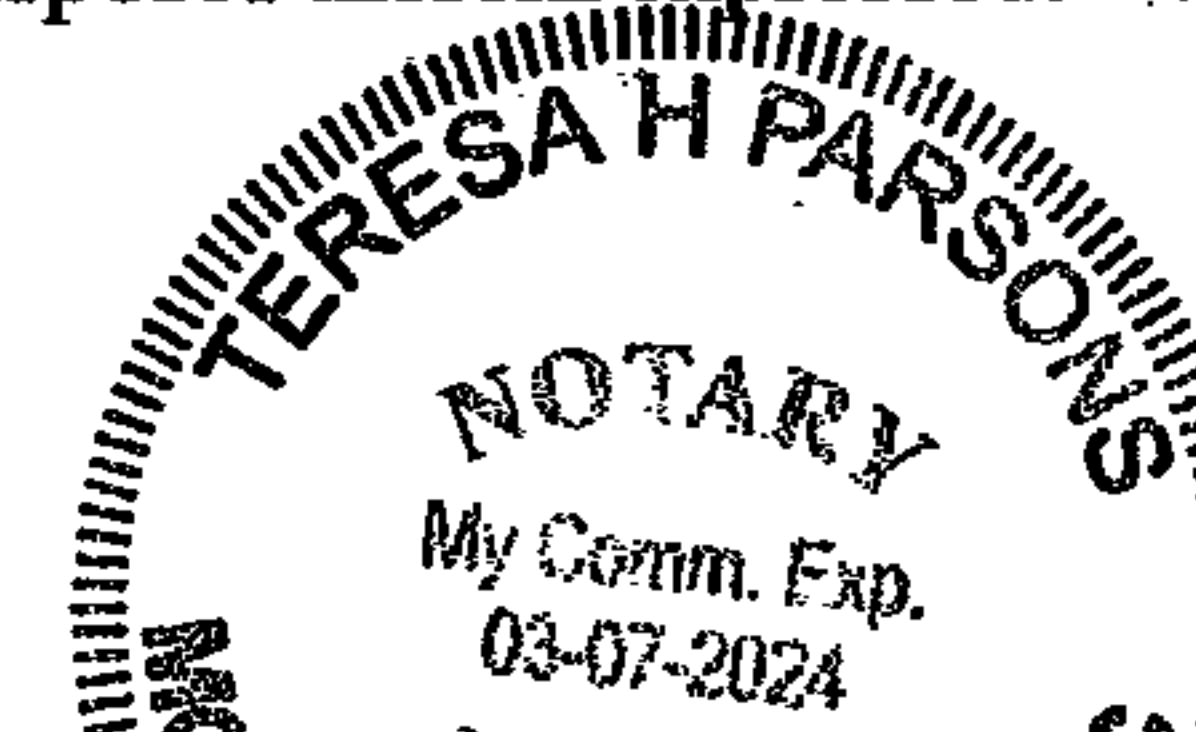


Teresa H. Parsons  
Teresa H. Parsons Notary Public  
Notary's Printed or Typed Name

State of North Carolina - County or City of Montgomery

I, the undersigned Notary Public of the County or City of Montgomery and State aforesaid, certify that  
Jennifer Dawn Layton, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26th day of January, 2024.

My Commission Expires: 3-7-2024  
(Affix Seal)



Teresa H. Parsons  
Teresa H. Parsons Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that  
\_\_\_\_\_ personally came before me this day and acknowledged that  
\_\_\_\_\_ he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or  
\_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary's Printed or Typed Name