

BK 3408 PG 302 - 304 (3) DOC# 694333  
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Fee: \$26.00 DocType: DEED Tax: \$890.00  
Lincoln County, North Carolina  
Danny R. Hester, Register of Deeds

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$890.00

Parcel Identifier No. 106839 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Knipp Law Office, PLLC, 4530 Park Road, Suite 200, Charlotte, NC 28209

This instrument was prepared by: Knipp Law Office, PLLC, 4530 Park Road, Suite 200, Charlotte, NC 28209

Brief description for the Index: Lot 3, Minor Subdivision for McCurry Farms, Phase 1

Title Company: Investors Title Insurance Company

THIS DEED made this 15th day of May, 2025, by and between

**GRANTOR**

**GRANTEE**

JWC-Gaston, LLC, a North Carolina Limited Liability  
Company

Mailing Address:  
424 Hermitage Ct.  
Charlotte, NC 28207

Aaron T. Mitchem and spouse, Summer A. Mitchem

Property Address:  
520 Shoal Road  
Lincolnton, NC 28092

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 situate in the City of Lincolnton, Lincoln County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3317 Page 734.

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

A map showing the above described property is recorded in Plat Book 25 Page 15.

NC-25-00889

Submitted electronically by "Knipp Law Office, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Lincoln 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:

APPLICABLE ZONING.

ANY EASEMENTS AND RIGHTS OF WAY FOR SERVICE LINES, ROADS AND UTILITIES AS MAY BORDER OR CROSS THE PROPERTY, INCLUDING THE SUBDIVISION STREETS AS SHOWN ON RECORDED PLAT.

ANY EASEMENTS RESERVED IN THE RESTRICTIVE COVENANTS, INCLUDING HOMEOWNERS ASSOCIATION PROVISIONS.

APPLICABLE RESTRICTIVE COVENANTS OF RECORD AND STREET ASSESSMENTS.

2025 REAL PROPERTY TAXES.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

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

JWC-Gaston, LLC

(Entity Name)

By:

Verner E. Stanley, III

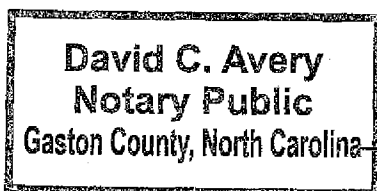
Name & Title: Verner E. Stanley, III, Authorized Signatory

State of NC - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Verner E. Stanley, III, personally appeared before me this day and acknowledged that he is the Authorized Signatory of JWC-Gaston, LLC, 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 15 day of May, 20 25

My Commission Expires: 7/7/2026



[Signature]  
Notary Public

**EXHIBIT "A"****Legal Description:**

Being all and the full contents of LOT 3 of "MINOR SUBDIVISION FOR McCURRY FARMS PHASE 1" and containing 2.047 acres as shown on a survey prepared by David C. Poovey, Professional Land Surveyor, dated July 3, 2023, and recorded in Plat Book 25 at Page 15 in the Lincoln County Public Registry and by reference thereto a complete description of metes and bounds is incorporated herein.

**Parcel:**

106839

**Physical Address:**

520 Shoal Road, Lincolnton, NC 28092