

2008030325 00190

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT X

\$500.00

PRESENTED & RECORDED:

06-10-2008 04:48 PM

KAREN GORDON
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 2837

PG: 4181-4183



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 500.00

Parcel Identifier No. 2119 002 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: The Shoaf Law Firm, P.A., 210 North Main Street, Kernersville, North Carolina 27284 *Box 122*

Brief description for the Index: LT METES & BOUNDS, R. L. RUMLEY

THIS DEED made this 10th day of June, 2008, by and between

GRANTOR	GRANTEE
Laurent L. Jennett and spouse, Valorie M. Jennett 313 East Bodenhamer Street Kernersville, North Carolina 27284	Nelson Properties, LLC an Illinois LLC, 1849 Trails Edge Drive Northbrook, IL 60062

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 City of Kernersville, _____ Township, Forsyth 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 1287 page 259.

A map showing the above described property is recorded in Plat Book 9 page 146.

NC Bar Association Form No. L-3 © 1976, Revised © 1977, 2002

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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:

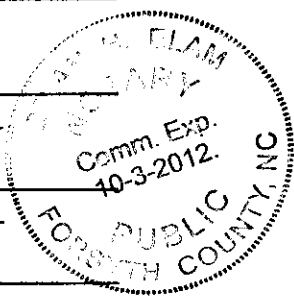
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name)

By: _____
 Title: _____

By: _____
 Title: _____

By: _____
 Title: _____


Laurent L. Jennett (SEAL)
 Laurent L. Jennett
Valorie M. Jennett (SEAL)
 Valorie M. Jennett
 _____ (SEAL)
 _____ (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Laurent L. Jennett and spouse, Valorie M. Jennett 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 10th day of June, 2008

My Commission Expires: October 3, 2012

Brian H. Elam
 Notary Public Brian H. Elam

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

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

LEGAL DESCRIPTION FOR NELSON PROPERTIES, LLC

PROPERTY ADDRESS: 313 EAST BODENHAMER STREET
KERNERSVILLE, NC 27284

TAX ID: 6886-44-5265
PIN #: 2119 002

Lying and being in the City of Kernersville, Forsyth County, North Carolina containing n/a acres, more or less, and being more particularly described as follows:

BEGINNING at a concrete monument marking the edge of the right of way on the North side of Bodenhamer Street, said concrete monument also being in the East line of property owned by Nelson Properties, LLC (DB 2115, Pg 762), formerly Adams Millis Corporation; thence from said Beginning point running with the Nelson Properties line, North 42 degrees 10 minutes East 276.83 feet to an iron stake; thence continuing with another line of Nelson Properties, South 37 degrees 58 minutes 3 seconds East 100.35 feet to an iron stake in the W. O. Carter Heating Company (now or formerly) line; thence with said line South 40 degrees 17 minutes 4 seconds West 279.19 feet to an iron stake in the north margin of the right of way of Bodenhamer Street; thence, running with the north margin of the right of way of said Bodenhamer Street, North 37 degrees 39 minutes West 109.77 feet to the point and place of Beginning, according to a survey by Larry Callahan, R.L.S., dated October 4, 1979, also being the R. L. Rumley property as shown in Plat Book 9, Page 146, Forsyth County Registry, and being the same property as described in Deed Book 1287, Page 259 and Deed Book 498, Page 52, Forsyth County Registry.