



2012047711 00064

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$60.00

PRESENTED & RECORDED:
10-26-2012 11:27:24 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3087
PG: 3072-3074

NORTH CAROLINA GENERAL WARRANTY DEED

<p>\$60.00</p> <p>Excise Tax</p>	<p>Recording Time, Book and Page</p>
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Tax Lot No..... Parcel Identifier No.....
Verified by Forsyth County on theday of October, 2012 by

Mail after recording to: LMC PROPERTIES OF NC, LLC., 255 Farmingdale Avenue, Winston-Salem, NC 27107
This instrument was prepared by: Ingle Law, PLLC, 8004 Linville Road, Suite A-1, Oak Ridge, NC 27310
Brief description for the Index P/O Box 70

THIS DEED made this 25th day of October, 2012, by and between

GRANTOR	GRANTEE
<p>BANK OF NORTH CAROLINA a North Carolina Banking Corporation 1225 Eastchester Drive High Point, NC 27265</p>	<p>LMC PROPERTIES OF NC, LLC., A North Carolina Limited Liability Company 255 Farmingdale Avenue, Winston-Salem, NC 27107 Subject Property: 5580 Boiling Springs Road, Tobaccoville, NC 27050</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.

The subject property hereinafter described was not the Grantors' primary residence.

WITNESSETH, that the Grantor, for 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 is commonly known as 5580 Boiling Springs Road, Tobacoville, NC 27050 and has a tax parcel identification number of 5980-52-5626.00.

This property was acquired by Grantor by instrument recorded in Book 3060, Page 2420, Forsyth County Registry.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

BANK OF NORTH CAROLINA, A North Carolina Banking Corporation

By: W. Anthony Burchette (SEAL)
Vice, President

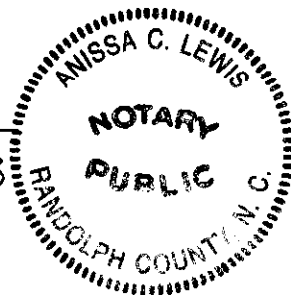
STATE OF NORTH CAROLINA, GUILFORD COUNTY.

Anissa C. Lewis ^{Randolph}, a Notary Public of the County and State aforesaid, certify that W. Anthony Burchette, either being personally known to me or proven by satisfactory evidence (said evidence being a State-issued driver's license), personally and voluntarily came before me this day and acknowledged that he is the Vice President of BANK OF NORTH CAROLINA, a North Carolina Banking Corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President.

Witness my hand and official stamp or seal, this 25 day of October, 2012.

Anissa C. Lewis
NOTARY PUBLIC

My commission expires: 7-17-2013



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 FORCOUNTY ByDeputy Assistant - Register of Deeds

EXHIBIT "A"

LYING AND BEING IN OLD RICHMOND TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEAST CORNER OF DAVID L. MYERS PROPERTY AS RECORDED IN DEED BOOK 533, PAGE 363, FORSYTH COUNTY REGISTRY. SAID POINT ALSO BEING A POINT IN THE MIDDLE OF A 60-FOOT RIGHT OF WAY IN THE BOILING SPRINGS ROAD AND CONTINUING THENCE ON AN ARC IN THE MIDDLE OF SAID RIGHT OF WAY THE FOLLOWING THREE (3) MEASUREMENTS: SOUTH 60 DEG. 00 MIN. EAST 90.74 FEET TO A POINT; SOUTH 64 DEG. 57 MIN. 30 SEC. EAST 89.81 FEET TO A POINT; SOUTH 68 DEG. 02 MIN. 30 SEC. EAST 148 FEET TO A POINT IN THE MIDDLE OF SAID RIGHT OF WAY; THENCE SOUTH 04 DEG. 50 MIN. 53 SEC. WEST 115.50 FEET TO AN IRON IN THE WEST LINE OF CHARLES NORWOOD (BOOK 1702 PAGE 182); THENCE NORTH 71 DEG. 03 MIN. 05 SEC. WEST 196.87 FEET TO AN IRON, THE NORTHWESTERN CORNER OF TAX BLOCK 4740, LOT 14D; THENCE SOUTH 06 DEG. 37 MIN. 00 SEC. EAST 152.73 FEET TO AN IRON; THENCE NORTH 89 DEG. 41 MIN. 30 SEC. WEST 149.99 FEET TO AN IRON STAKE IN THE CENTER OF SPRINKLE ROAD; THENCE WITH SAID ROAD NORTH 05 DEG. 32 MIN. EAST 489.05 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.4259 ACRES, MORE OR LESS, AS DESCRIBED IN A SURVEY BY R. CRAIG SIZEMORE, R.L.S., DATED APRIL 17, 1997 AND NOTED AS JOB NO. 9704.15.

ALSO BEING KNOWN AS LOT 14E OF BLOCK 4740 AS SHOWN IN THE FORSYTH COUNTY TAX MAPS.

THIS CONVEYANCE IS SUBJECT TO A PERPETUAL EASEMENT OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED 30-FOOT WIDE ROADWAY EASEMENT LYING APPURTENANT TO THE ABOVE-DESCRIBED TRACT AND TO THE RIGHT OF WAY LINE OF BOILING SPRINGS ROAD; TO WIT: BEGINNING AT AN IRON STAKE, THE NORTHWESTERNMOST CORNER OF THE ABOVE DESCRIBED TRACT; PROCEEDING THENCE NORTH 05 DEG. 17 MIN. EAST 96.69 FEET TO AN IRON STAKE IN THE RIGHT OF WAY LINE OF BOILING SPRINGS ROAD; THENCE WITH THE RIGHT OF WAY LINE OF BOILING SPRINGS ROAD, SOUTH 65 DEG. 37 MIN. EAST 31.78 FEET TO AN IRON STAKE; THENCE SOUTH 05 DEG. 17 MIN. WEST 93.65 FEET TO AN IRON STAKE IN THE NORTHERNMOST LINE OF THE ABOVE-DESCRIBED TRACT; THENCE WITH THE NORTHERNMOST LINE OF SAID TRACT NORTH 71 DEG. 00 MIN. 40 SEC. WEST 30.88 FEET TO THE POINT OF BEGINNING.