

2013019484 00206FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$470.00**

PRESENTED & RECORDED

04/30/2013 03:24:23 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 3120**PG: 1192 - 1194**

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Excise tax paid: \$ 470.00

Tax Block 3930, Lots 105 & 106G

Parcel Identifier No. 6803-75-1546.00

Mail after recording/future tax bills to: Grantee, 3100 Williams Road, Lewisville, NC 27023

This instrument was prepared by: Brant H. Godfrey (no title search requested or performed)

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 18th day of April, 2013, by and between

GRANTOR

**FREDERICK A. BENSON and wife,
NANCY H. BENSON**Address: 282 Rothrock Road
Lexington, NC 27292

GRANTEE

MEADOWS SERVICES, LLC
A North Carolina Limited Liability CompanyAddress: 3100 Williams Road
Lewisville, NC 27023

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 **Winston** Township, **Forsyth** County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

The above-described property does not include the primary residence of the Grantor.

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: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.

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

Frederick A. Benson (SEAL)
FREDERICK A. BENSON

Nancy H. Benson (SEAL)
NANCY H. BENSON

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said persons, and that each acknowledged to me that he and she signed the foregoing document: Frederick A. Benson and wife, Nancy H. Benson, Grantors.

Date: 4/20/13

[Stamp or Seal]

Virginia M. Nixon
Signature of Notary

VIRGINIA M. NIXON
Typed or Printed Name of Notary

Notary Public
Forsyth County, NC
VIRGINIA M. NIXON

My Commission expires: 6/28/17

EXHIBIT "A"

BEGINNING at an existing iron stake in the northern edge of the sixty-foot right of way for Landmark Drive (paved 20.8 feet), said beginning point being located North 77 degrees 52 minutes 32 seconds West 622.96 feet from the intersection of the center lines of Landmark Drive and Hope Church Road, said beginning point also being the Southeast corner of property of Margaret W. Ferrell (now or formerly) described in Deed Book 1835, Page 1375, Forsyth County Registry; and running thence from said point of beginning with Ferrell's eastern line North 05 degrees 20 minutes 11 seconds West 249.70 feet to an iron stake in the line of Westpoint Business Center (see Plat Book 33, Page 86); thence North 84 degrees 38 minutes 04 seconds East 174.94 feet to an existing iron pin, Northwest corner of lands of Holladay Healthcare, Inc. (now or formerly) described in Deed Book 1718, Page 3055, Forsyth County Registry; thence with the western line of Holladay Healthcare, Inc., South 05 degrees 22 minutes 10 seconds East 249.71 feet to an iron stake in the northern margin of Landmark Drive; thence continuing South 05 degrees 22 minutes 10 seconds East 30.00 feet to a point in the centerline of Landmark Drive; thence with said centerline South 84 degrees 38 minutes 14 seconds West 175.08 feet to a point; thence North 05 degrees 20 minutes 11 seconds West 30.00 feet to the point and place of **BEGINNING**, containing total area by calculation of 48,955 square feet in accordance with a survey by Jon Eric Davis, RLS, L-3464, dated June 14, 1996, revised June 19, 1996, and bearing Job No. S-37892.

The above lands are conveyed together with and subject to a sixty (60) foot, non-exclusive easement for ingress, egress and regress and roadway and public utility purposes including, without limitation, electrical, telephone and television transmission facilities, water, sewer and natural gas pipelines, and other public utilities, and being more particularly described as follows:

BEGINNING at a point in the center of Hope Church Road, said point being South 38 degrees 43 minutes 04 seconds West 35.57 feet from an iron, said iron being the Northwest corner of Tax Lot 12 and 10H, Block 3930; thence from said point of Beginning and running with the north right-of-way line of Landmark Drive the following five (5) courses and distances: (1) South 41 degrees 05 minutes 00 seconds East 98.17 feet to a point, (2) thence along a curve to the left (Radius= 249.85 feet, Delta= 39 degrees 54 minutes, Tangent= 90.69 minutes) a chord bearing and distance of South 61 degrees 02 minutes 00 seconds East 150.03 feet to the P.T., (3) thence continuing South 80 degrees 59 minutes East 214.01 feet to a point, (4) thence along a curve to the left (Radius = 250 feet, Delta = 14 degrees 21 minutes 11 seconds, Tangent= 31.48 feet) a chord bearing and distance of South 88 degrees 09 minutes 36 seconds East 54.97 feet to the P.T., and (5) thence continuing North 84 degrees 39 minutes 49 seconds East 297.86 feet to a point; thence crossing Landmark Drive South 05 degrees 20 minutes 11 seconds East 60 feet to a point in the south right-of-way line of Landmark Drive; thence running with said south right-of-way line the following five (5) courses and distances: (1) South 84 degrees 39 minutes 49 seconds West 297.86 feet, (2) thence along a curve to the right (Radius= 250 feet, Delta= 14 degrees 21 minutes 11 seconds, Tangent= 31.48 feet) a chord bearing and distance of North 88 degrees 9 minutes 36 seconds West 69.96 feet to the P.T., (3) thence North 80 degrees 59 minutes 00 seconds West 214.01 feet, (4) thence along a curve to the right (Radius= 249.85 feet, Delta= 39 degrees 54 minutes, Tangent= 90.69 feet) a chord bearing and distance of North 61 degrees 02 minutes 00 seconds West 190.97 feet, and (5) thence North 41 degrees 05 minutes 00 seconds West 87.38 feet to the center of Hope Church Road; thence along the center of said road North 38 degrees 43 minutes 04 seconds 60.96 feet to the point and place of **BEGINNING**. The above-described lands are that same real property described in Deed Book 1551, Page 538; Deed Book 1835, Page 1362; and Deed Book 1906, Page 3493.