



2013021360 00194

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED:
05-10-2013 12:53:52 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3122
PG: 1431-1433

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No. 6836-54-2763.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Joseph M. Coltrane, Jr. ROD BOX #114

This instrument was prepared by: Joseph M. Coltrane, Jr.

Brief description for the Index: _____

THIS DEED made this 9th day of May, 2013, by and between

GRANTOR	GRANTEE
RONALD F. MCGEE METAL TREATING, INC.	JOHN D. GUY TRANSPORTATION, LLC
Grantor Address: 329 Mountain View Drive Kernersville, North Carolina 27284	Grantee Address: 805 East 23 rd Street Winston-Salem, North Carolina 27105

The property conveyed does NOT include the primary residence of the Grantor

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1876 page 277.

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

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Grantee assumes and agrees to pay 2013 property taxes.

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

RONALD F. MCGEE METAL TREATING, INC.
(Entity Name)

By: Ronald F. McGee
Title: pres.

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that RONALD F. MCGEE, who is known to me, personally came before me this day and acknowledged that he is PRESIDENT of RONALD F. MCGEE METAL TREATING, INC and that he, as PRESIDENT, being authorized to do so, voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the corporation. Witness my hand and Notarial stamp or seal this 9th day of May, 2013.

Gina K. Motsinger
GINA K. MOTSINGER
Notary Public

My Commission Expires: 9/8/2017

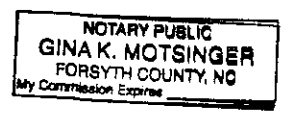


EXHIBIT "A"**Property of John D. Guy Transportation, LLC****805 East 23rd Street, Winston-Salem, North Carolina 27105**

BEGINNING at a point on the north side of East 23rd Street, the east line of Norfolk and Western Railroad right of way; running thence along said right of way, North 16° 02' East 182.3 feet to a point; thence South 75° 00' East 102.1 feet to a point; thence North 18° 00' East 62.3 feet to a point; thence South 75° 50' East 52.5 feet to a point, the west line of a 25 foot alley; thence along said alley, South 15° 45' West 210.1 feet to a point in the north side of East 23rd Street; thence along said street North 85° 23' West 159.6 feet to the point and place of BEGINNING, being Lots 4 and 5 and a part of the eastern and southern part of Lot 3 as shown on the map of Cicero Tise, recorded in Plat Book 2, Page 99 (4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. This property is also presently described as Lots 3B, 4 and 5 Block 312 and PIN #6836-54-2763.00 on the maps of the Forsyth County Tax Department.