



2013025556 00126  
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
 06-04-2013 02:18:45 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

BK: RE 3127  
 PG: 145-147

*Orig to: William Burchette*

**NORTH CAROLINA NON-WARRANTY DEED**

- 0 -  Excise Tax	Recording Time, Book and Page
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Tax Lot No.....Parcel Identifier No.....  
 Verified by Forsyth County on the .....day of February, 2013 by .....

Mail after recording to: WILLIAM FLOYD, 5580 Boiling Springs Road, Tobaccoville, NC 27050  
 This instrument was prepared by: INGLE LAW, PLLC., 8004 Linville Road, Suite A-1, Oak Ridge, NC 27310  
 Brief description for the Index

**NO TITLE EXAM PERFORMED**

THIS DEED made this 27 day of February, 2013, by and between

GRANTOR	GRANTEE
LMC PROPERTIES OF NC, LLC. A North Carolina Limited Liability Company 255 Farmingdale Avenue Winston-Salem, NC 27107	WILLIAM FLOYD, Unmarried 5580 Boiling Springs Road Tobaccoville, NC 27050 <i>WF</i>

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 primary residence of Grantors.

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 HERETO AND INCORPORATED HEREIN BY REFERENCE.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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 Grantors have hereunto set his hand and seal, the day and year first above written.

LMC PROPERTIES OF NC, LLC.

*William Floyd*

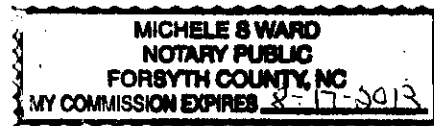
By: *Jonathan A. Lee Mitchell* (SEAL) manager

SEAL-STAMP STATE OF NORTH CAROLINA, Forsyth COUNTY:

I, Michele S. Ward, a Notary Public of the County and State aforesaid, certify that Jonathan Mitchell, either being personally known to me or proven by satisfactory evidence (said evidence being a State-issued driver's license), personally and voluntarily appeared before me this day and acknowledged the execution of the foregoing instrument as Manager of LMC PROPERTIES OF NC, LLC.

Witness my hand and official stamp or seal, this 27 day of February, 2013.

*Michele S. Ward*  
Notary Public  
My commission expires: 8-17-2013



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 FOR .....COUNTY  
By .....Deputy 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 64 DEG. 50 MIN. 23 SEC. WEST 115.50 FEET TO AN IRON IN THE WEST LINE OF CHARLES NORWOOD (BOOK 1702 PAGE 182); THENCE NORTH 71 DEG. 05 MIN. 05 SEC. WEST 196.87 FEET TO AN IRON, THE NORTHWESTERN CORNER OF TAX BLOCK 4740, LOT 14D; THENCE SOUTH 66 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 31.70 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.