



**2013031705 00097**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**

PRESENTED & RECORDED  
07-09-2013 11:39:26 AM  
C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY LORI HOLLOWAY  
DPTY

**BK: RE 3133**  
**PG: 3437-3439**

**GENERAL WARRANTY DEED**

NORTH CAROLNA                     )  
   )  
FORSYTH COUNTY                    )

*Drafted by:* Scott T. Horn, Esq.  
*Return to:* Allman Spry Box 8

**Excise Tax: \$300.00**  
Tax PIN: 6817-54-6161

**THIS GENERAL WARRANTY DEED** made this 4 day of July, 2013, by and between:

**KEMP COMMERCIAL, LLC,**  
a Georgia limited liability company  
(hereinafter "Grantor"),  
having an address of P. O. Box 7710, Tifton, GA 31793  
and

**DANIEL A. WINGO,**  
an individual resident of Forsyth County, North Carolina  
(hereinafter "Grantee"),  
having an address of 5125 Tutelo Trail, Winston-Salem, NC 27127

**W I T N E S S E T H:**

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

See Exhibit A attached hereto and incorporated herein by reference

The property herein conveyed 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 it 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 to the property described herein 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: all easements, rights of way, encumbrances, and restrictions of record, if any, all local, state, and federal laws, ordinances, codes, and regulations relating to environment, zoning, subdivision, occupancy, use, building, development, and construction (including existing violations of the same), and 2013 ad valorem taxes and subsequent years.

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

KEMP COMMERCIAL, LLC

By: Sandra S. Kemp (seal)  
Sandra S. Kemp, Manager

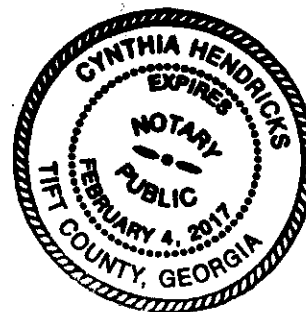
STATE OF GEORGIA

COUNTY OF Geo Tift

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sandra S. Kemp

Date: July 8, 2013 Cynthia Hendricks Notary Public  
Cynthia Hendricks Printed Name

My commission expires: February 4, 2017



**Exhibit A**

BEGINNING at a rebar located in the south right-of-way line of Reynolda Road (NC Highway 67), said beginning point also located in northeast corner of William Jeffrey Miller (DB 1428, PG 1567; DB 1853, PG 3624); running thence with the south right-of-way line of Reynolda Road South  $51^{\circ} 37' 58''$  East 74.96 feet to a 1" pipe; running thence South  $38^{\circ} 40' 44''$  West 180.96 feet to an angle iron; running thence North  $51^{\circ} 43' 26''$  West 74.70 feet to a 3/4 inch pipe; running thence North  $38^{\circ} 35' 41''$  East 181.07 feet to the point and place of Beginning, containing .311 acre, more or less, as shown on a survey entitled "Property of Kemp Land Management, LLC", by Foster-Bullard Associates, dated May 28, 1998, and designated as Job No. 1781-98A.