



2015048217 00186

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$452.00

PRESENTED & RECORDED:
12-21-2015 02:31:08 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY

BK: RE 3264
PG: 2865-2868

NORTH CAROLINA GENERAL WARRANTY DEED *30024*

Prepared by:
Samuel W. Johnson
Poyner Spruill LLP
Post Office Box 1801
Raleigh, North Carolina 27602

6828-59-1546.00
Parcel No. 6828-49-4739.00
Revenue Stamps: \$
\$168.00 (Tract One)
\$284.00 (Tract Two)

Grantor states that the Property does not include the primary residence of Grantor.

NORTH CAROLINA
FORSYTH COUNTY

THIS GENERAL WARRANTY DEED is made this 16 day of December, 2015 by **Boddie-Noell Enterprises Inc.**, a North Carolina corporation (herein called the "Grantor") whose address is **Post Office Box 1908, Rocky Mount, North Carolina 27802** to **Hanes Mill Summit LLC**, a North Carolina limited liability company (herein called the "Grantee"), whose address is 3368 Nottingham Rd, Winston-Salem, NC 27104

WITNESSETH

For and in consideration of \$1.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as shown on Exhibit A attached hereto and made a part hereof.

The property described was acquired by Grantor by instrument recorded in Book 1633, Page 2109, Forsyth County Registry and Articles of Merger recorded in Book 2517, Page 1123, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid real property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And 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, other than the following exceptions:

1. Lien of Ad Valorem Taxes for the year 2015 and subsequent years.
2. All Easements, Restrictions and Rights of Way and other matters of record affecting the herein described property, including, without limitation, the Declaration of Covenants, Conditions, Restrictions and Easements recorded in Book 2526, Page 2165, Forsyth County Registry.
3. Any and all matters shown on the plats recorded in Plat Book 47, Page 180 and Plat Book 53, Page 61, both of the Forsyth County Registry.

The designation "Grantor", and "Grantee" as used herein shall include said named parties and their respective heirs, personal representatives, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

[SIGNATURE ON FOLLOWING PAGE]

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

BODDIE-NOELL ENTERPRISES, INC., a North Carolina corporation

By: Douglas E. Anderson (SEAL)
Name: Douglas E. Anderson
Title: Executive Vice President

State of North Carolina
County of Nash

I certify that the following person personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Douglas E. Anderson the Executive VP of Boddie-Noell Enterprises, Inc., a North Carolina corporation.

Date: 12/16/2015

Official Signature of Notary: Donna H Reynolds

Notary's Printed or Typed Name: Donna H. Reynolds, Notary Public

My Commission Expires: 2/11/2017

(Official Seal)

DONNA H REYNOLDS
NOTARY PUBLIC
GREENE COUNTY, NC

**EXHIBIT A
ATTACHED TO GENERAL WARRANTY DEED
FROM
BODDIE-NOELL ENTERPRISES, INC.
TO HANES MILL SUMMIT LLC**

LEGAL DESCRIPTION

Being all of those certain tracts or parcels of land located in Forsyth County, North Carolina and being more particularly described as follows:

Tract One:

Being all of Lot 2, containing 1.42797 acres, as shown on plat recorded in Plat Book 53, Page 61, Forsyth County Registry.

Tract Two:

Being all of Lot 5, containing 5.34307 acres, as shown on plat recorded in Plat Book 47, Page 180, Forsyth County Registry.