



2016024753 00255
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
06-27-2016 04:46:56 PM

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

BK: RE 3294
PG: 356-358

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ No Taxable Consideration

Deal Box 9

Block 6083, Lot 008
PIN 6834-39-5851.00

Grantor Address: 1010 Salem Cove Court
Clemmons, NC 27012

Grantee's Address: 1010 Salem Cove Court
Clemmons, NC 27012

This instrument was prepared by: R. Brandt Deal (Box 9)
Brief Description for the Index: .4652 acres +/- South Main Street

This Deed made this 23rd day of June, 2016, by and between

GRANTOR: Sun Printing Company, Inc., a North Carolina corporation

GRANTEE: HLR Investments, LLC, a North Carolina limited liability company

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

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

All or a portion of 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, the Grantor are 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:

Easements and restrictions of record, if any and 2016 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

SUN PRINTING COMPANY, INC.

By:  (Seal)
Gregory Reich Russ, President

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, Brenda L. Holcomb, A Notary Public of Davidson County, State of North Carolina, certify that Gregory Reich Russ, personally came before me this day and acknowledged to that he is President of Sun Printing Company, Inc., being authorized to do so, executed the foregoing instrument on behalf of the corporation.

Witness my hand and official stamp or seal, this 23rd day of June, 2016.

Brenda L. Holcomb
Notary Public

(Notary Seal)

Brenda L. Holcomb
NOTARY PUBLIC
Davidson County, NC
My Commission Expires March 29, 2021

My Commission Expires: March 29, 2021

EXHIBIT "A"

Beginning at an iron in the east right-of-way line of South Main Street, at the northwest corner of property heretofore conveyed to Thomas H. and wife, V. G. Blake by deed recorded in Book 1126, Page 937, Forsyth County Registry; running thence with said right-of-way line North $05^{\circ} 49' 19''$ West 88.40 feet to an iron at the southernmost corner of property now or formerly owned by Mary Bailey; thence with the northwest line of said Bailey property, and falling in with the northwest line of property heretofore conveyed to So. States Co-Op by deed recorded in Book 1531, Page 901, Forsyth County Registry, North $43^{\circ} 29' 30''$ East 48.04 feet to an iron near the centerline of an abandoned sanitary sewer easement, a common corner with said property of So. States Co-Op; thence with a southwest line of said property of So. States Co-Op South $36^{\circ} 05' 39''$ East 24.03 feet to an iron marking the centerline of an alley which has been officially closed; thence with said centerline North $65^{\circ} 45' 37''$ East 107.57 feet to an iron; thence continuing with said centerline North $65^{\circ} 33' 11''$ East 10.02 feet to an iron; thence crossing said closed alley South $23^{\circ} 58' 30''$ East 7.42 feet to an iron marking the south line of said alley (now officially closed); thence with the line of property conveyed to N.C.S.A. - Arts Assoc. by deed recorded in Book 1434, Page 723, the following four (4) courses and distances: South $23^{\circ} 40' 40''$ East 61.69 feet to an iron; South $23^{\circ} 29' 44''$ East 50.00 feet to an iron; South $65^{\circ} 51' 34''$ West 50.07 feet to an iron; and South $21^{\circ} 32' 17''$ East 5.05 feet to an iron at the northeast corner of the aforesaid property of Thomas H. and wife V. G. Blake; thence with the north line of said Blake property South $83^{\circ} 21' 36''$ West 150.35 feet to the point and place of Beginning, containing 0.4652 acres, more or less, as shown on map entitled "Sun Printing Company", prepared by Brady Surveying Company, P.A., and dated March 4, 1987.