



2016026382 00093
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 07-08-2016 12:39:27 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3296
PG: 5-7

Box #36
Change

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00 No Taxable Consideration

Parcel Identifier No.

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney – no title search performed

Brief description for the Index: 14.479 acres, Lewisville-Clemmons Road

THIS DEED made this 28 day of JUNE, 2016, by and between

GRANTOR

Ralph O. Bolt and wife,
 Peggy C. Bolt and
 David L. Taylor and wife,
 Deborah G. Taylor
 2320 Lewisville-Clemmons Road
 Clemmons, NC 27012

GRANTEE

Lewisville Clemmons Road Realty, LLC
 a North Carolina Limited Liability Company
 13024 Ballantyne Corporate Place, Ste. 500
 Charlotte, NC 28277

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 a One percent (1.0%) interest in that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.

All or a portion of the property herein conveyed xx includes or does not include the primary residence of a 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.

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

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

Ralph O. Bolt (SEAL)
Ralph O. Bolt

Peggy C. Bolt (SEAL)
Peggy C. Bolt

David L. Taylor (SEAL)
David L. Taylor

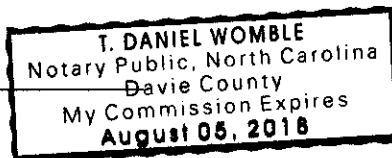
Deborah G. Taylor (SEAL)
Deborah G. Taylor

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Dare and State aforesaid, certify that Ralph O. Bolt and Peggy C. Bolt personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28 day of June, 2016.

My Commission Expires: _____
(Affix Seal)



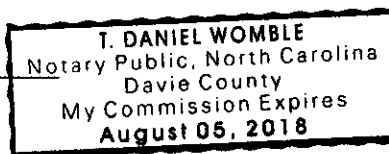
T. Daniel Womble
T. Daniel Womble Notary Public

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Dare and State aforesaid, certify that David L. Taylor and Deborah G. Taylor personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 28 day of June, 2016.

My Commission Expires: _____
(Affix Seal)



T. Daniel Womble
T. Daniel Womble Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

Being a 14.179 acre parcel, lying in the Village of Clemmons, Forsyth County, North Carolina, and being more particularly described as follows:

Beginning at a ½" rebar in the southwest intersection of Peace Haven Road and Lewisville Clemmons Road, thence S 52°45'16" E a distance of 90.11' right of monument in the western right of way of Lewisville Clemmons Road; thence along said right of way, S 04°14'16" E a distance of 113.21', to ½" rebar; thence S 06°31'26" E a distance of 49.15', to ½" rebar; thence S 06°31'26" E a distance of 13.83', to ½" rebar; thence S 08°56'20" E a distance of 63.00', to a right of way monument; thence with a curve turning to the left with an arc length of 61.88', with a radius of 1185.96', with a chord bearing of S 12°00'26" E, with a chord length of 61.87', to a right of way monument; thence S 13°56'13" E a distance of 27.36', to rebar; thence S 16°20'00" E a distance of 83.78', to a ½" rebar; thence S 18°54'52" E a distance of 83.71', to ½" rebar; thence S 20°36'34" E a distance of 111.09', to right of way monument; thence S 20°50'29" E a distance of 69.04', to a ½" rebar; thence S 20°58'11" E a distance of 119.13', to ½" rebar; thence leaving the western right of way of Lewisville Clemmons Road along , Clemmons Village Phase 1, (P.B.47 P.G.120) , S 27°21'12" W a distance of 49.70', to 1" iron pipe; thence N 89°40'20" W a distance of 167.39', to a ½" rebar; thence N 89°42'00" W a distance of 153.84', to a ½" rebar; thence N 89°40'21" W a distance of 28.49', to a ½" rebar; thence N 89°41'38" W a distance of 106.10', to the northern right of way of Jesse Lane (50' R/W); thence along a new line, N 05°19'11" W a distance of 16.07', to a new iron pipe; thence with a curve turning to the left with an arc length of 258.91', with a radius of 175.00', with a chord bearing of N 47°17'17" W, with a chord length of 235.94', to a new iron pipe; thence N 89°40'23" W a distance of 320.11', to a new iron pipe; thence N 03°23'57" W a distance of 583.89', to new iron pipe in the south right of way of Peace Haven Road; thence along said right of way, N 86°14'28" E a distance of 124.05', to a 1/2" rebar; thence continuing along said right of way, N 86°14'14" E a distance of 183.96', to a 1" iron pipe; N 78°10'01" E a distance of 287.04', to a ½" rebar; thence leaving said right of way, thence S 02°59'28" E a distance of 10.15', a ½" rebar, the northwest corner of Carrie Gammons Heirs(D.B.1152 PG.1030); thence N 78°08'20" E a distance of 149.09'; which is the point of beginning, having an area of 617658.19 square feet, 14.179 acres.