



2016037504 00147

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$295.00

PRESENTED & RECORDED:
09-21-2016 04:04:39 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3308
PG: 3480-3482

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 295.00

Recording Time, Book and Page

Tax Map No 6854-24-0678.00

Mail after recording to: Grantee

This instrument was prepared by: J. Thomas Keever, Jr.

THIS DEED made this 21st day of September, 2016 by and between

GRANTOR

**NOBLE INVESTMENTS, INC.
A NORTH CAROLINA CORPORATION**

GRANTEE

**PEAK PROPERTIES HOLDINGS LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY**

MAILING ADDRESS:

4-C OAK BRANCH DRIVE, GREENSBORO, NC 27407

ENVELOPE

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 Broadbay Township, 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 hereinabove described was acquired by Grantor by instrument recorded in Book 2968, Page 2130, Forsyth County Registry.

A map showing the above described property is recorded in Unit Ownership File No. 1, Pages 55 and 56, Forsyth County Registry and referenced within this instrument.

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 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes which have been pro-rated by the parties.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Noble Investments, Inc.

Ziad Ramlawi (SEAL)
Ziad Ramlawi, President

STATE OF NORTH CAROLINA; GUILFORD COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ziad Ramlawi, President of Noble Investments, Inc., a NC Corporation, Grantor(s). Witness my hand and official stamp or seal, this the 21st day of September, 2016

My Commission Expires: 10/22/2019

J. Thomas Keever Jr.
Notary Public
Print Notary Name: J. Thomas Keever Jr.

(Seal)

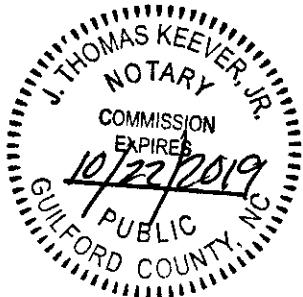


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at a point, said point being located the following three courses and distances from the most eastern corner of Lot 10, in the southwestern right of way line of Cole Road, as shown on the Map showing Stimpson Estates as recorded in Plat Book 10, Page 111, Forsyth County Registry (also see Plat of Cole Road Apartments recorded in Plat Book 27, Page 192, Forsyth County Registry); South 43 degrees 32 minutes 11 seconds East 16.34 feet to a point; South 03 degrees 18 minutes 33 seconds West 142.89 feet to a point and North 88 degrees 50 minutes 05 seconds West 89.19 feet to said point of Beginning; running thence from said point of Beginning, North 88 degrees 50 minutes 05 seconds West 132.21 feet to a point; thence North 01 degrees 09 minutes 55 seconds East 98 feet to a point in the center line of an access and utility easement; thence South 84 degrees 03 minutes 03 seconds East 135.93 feet to a point; thence South 03 degrees 18 minutes 33 seconds West 86.72 feet to the point and place of BEGINNING. Being known and designated as an eastern part of Site J on an unrecorded revised map of Cole Road Apartments as prepared by Harris B. Gupton. Said description is in accordance with a survey made by Harris B. Gupton, R.L.S., dated March 30, 1983, bearing Job No. 3476-83A. Together with and subject to the easements shown on the Plat of Cole Road Apartments recorded in Plat Book 27, Page 192, Forsyth County Registry.