

**2017005445 00125**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$86.00**

PRESENTED &amp; RECORDED

02/10/2017 01:30:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3331****PG: 4473 - 4475****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$86.00

PIN 6834-80-3814.00 and 6844-17-4788.00

Mail/Box to: Grantee: 7140 Orchard Path Drive, Clemmons, NC 27012

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: Part Lots 54 &amp; 55, Rosedale and Lot 95, Longview Development

THIS DEED made this 8 day of February, 2017, by and between**GRANTOR****Triple P Real Estate Investments, LLC  
P.O. Box 2012  
Advance, NC 27006****GRANTEE****Grubbs Investment Properties, LLC  
7140 Orchard Path Drive  
Clemmons, NC 27012**

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

**See Exhibit "A" Attached Hereto.**

The property hereinabove described was acquired by Grantor by Deed Book 949, Page 680, Forsyth County Registry.

All or a portion of the property herein conveyed \_\_\_ includes or X 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.

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, other than the following exceptions: easements and restrictions of record; violated zoning ordinances, if any; 2017 taxes are to be paid by Grantee.

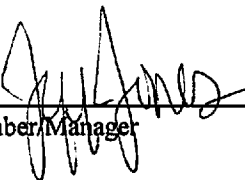
NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010

Printed by Agreement with the NC Bar Association

Submitted electronically by "T Dan Womble Attorney"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

Triple P Real Estate Investments, LLC

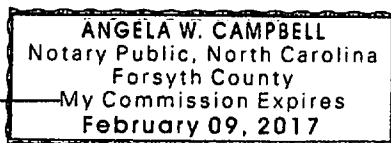
By:   
Member/Manager

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Jeff Jones, Member/Manager of Triple P Real Estate Investments, LLC, a limited liability company, 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 8 day of February, 2017.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)



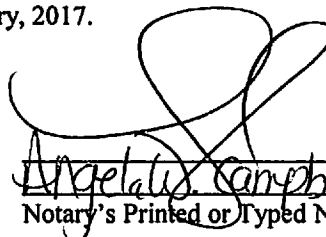
 Notary Public  
Notary's Printed or Typed Name

EXHIBIT "A"

PARCEL ONE – 3300 Kirby Street, Winston-Salem, NC (PIN 6834-80-3814.00)

BEGINNING AT AN IRON STAKE, THE SOUTHWEST CORNER OF BARNEY AVENUE AND KIRBY STREET AS WIDENED BY THE CITY OF WINSTON-SALEM, AND RUNNING THENCE SOUTH 04 DEGS. 00 MIN. WEST 48 FEET ALONG THE WEST MARGIN OF KIRBY STREET TO AN IRON STAKE, THE NORTHEAST CORNER OF LOT NO. 53; THENCE RUNNING NORTH 88 DEGS. 00 MIN. WEST 95 FEET WITH THE NORTH LINE OF LOT NO. 53 TO AN IRON STAKE, THE NORTHWEST CORNER OF LOT NO. 53; THENCE RUNNING NORTH 04 DEGS. 00 MIN. EAST 48 FEET TO AN IRON STAKE IN THE SOUTH MARGIN OF BARNEY AVENUE; THENCE RUNNING SOUTH 88 DEGS. 00 MIN. EAST 95 FEET WITH THE SOUTH MARGIN OF BARNEY AVENUE TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS THE WESTERN PORTION OF LOT NOS. 84 AND 85 AS SHOWN ON THE MAP OF ROSEDALE, SECTION 1 AS RECORDED IN PLAT BOOK 1, PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

PARCEL TWO – 1704 Longview Drive, Winston-Salem, NC (PIN 6844-17-4788.00)

BEING KNOWN AND DESIGNATED as Lot Number 95 as show on the Map of Longview Development, same being of record in Plat Book 2, Page 87 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.