

2017034757 00199

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

\$2044.00

PRESENTED & RECORDED

08/30/2017 04:07:27 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3365

PG: 2798 - 2801

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,044.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Isaacson Isaacson Sheridan Fountain & Leftwich, LLP

Brief description for the Index: Parcel No. 5874-79-4005

THIS DEED made this 30th day of August, 2017, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>SADIE H. HENNING FAMILY LIMITED PARTNERSHIP</p> <p>320 Brookside Drive Lewisville, NC 27023</p>	<p>LRIG, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 1598 Westbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103</p> <p>Property Address: 0 Dull Road Lewisville, NC 27023</p>

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

SEE ATTACHED LEGAL DESCRIPTION – EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2043, Page 1207.

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:

Subject to all restrictions, easements and rights-of-way of record and ad valorem taxes for the current year.

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

SADIE H. HENNING FAMILY LIMITED PARTNERSHIP

By: W. Richard Henning
Name: W. Richard Henning
Title: Member/Authorized Signatory

State of North Carolina

Guilford County

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: W. Richard Henning

Date: Aug 30, 2017

(Official Seal)

Jennifer Fowler
Official Signature of Notary
Jennifer Fowler, Notary Public
Printed or typed name

My commission expires: 11/18/2021

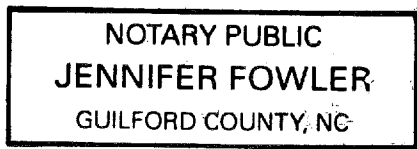


EXHIBIT A

LEGAL DESCRIPTION FOR
DULL ROAD PROPERTY
LEWISVILLE TOWNSHIP
TAX PARCEL NUMBER 5874-79-4005.00

BEGINNING AT A NEW IRON PIPE AT THE SOUTHEASTERN INTERSECTION OF CONCORD CHURCH ROAD (STATE ROAD #1171) AND DULL ROAD (STATE ROAD #1170); THENCE WITH THE SOUTHERN 60 FOOT WIDE PUBLIC RIGHT OF WAY FOR DULL ROAD AS RECORDED IN DB 817 PG 520 NORTH 89 DEG. 52 MIN. 17 SEC. EAST 711.51 FEET TO A NEW IRON PIPE; THENCE WITH THE WESTERN LINE OF NOW OR FORMERLY, WARREN KEITH MCBRIDE (DB 3096 PG 0029) SOUTH 00 DEG. 34 MIN. 29 SEC. WEST 191.19 FEET TO AN EXISTING REBAR; THENCE SOUTH 00 DEG. 34 MIN 29 SEC. WEST 718.80 FEET TO AN EXISTING 1" IRON PIPE; THENCE SOUTH 00 DEG. 02 MIN. 36 SEC. WEST 231.12 FEET TO AN EXISTING 1" IRON PIPE; THENCE ALONG THE WESTERN LINE OF NOW OR FORMERLY, ALBERT RAY MILLER (DB 2293 PG 3170) SOUTH 00 DEG. 05 MIN. 58 SEC. WEST 167.60 FEET TO AN EXISTING REBAR; THENCE WITH THE SAME SOUTH 00 DEG. 05 MIN. 37 SEC. WEST BEING 444.44 FEET TO AN EXISTING STONE, SAID EXISTING STONE BEING DESCRIBED IN DB 2043 PG 1207 TRACT 1 AND IN DB 526 PG 26 TRACT 3; THENCE WITH THE NORTHERN LINE OF NOW OR FORMERLY, LAKE RIDGE HERITAGE, LLP (DB 2958 PG 1697) NORTH 87 DEG. 53 MIN. 38 SEC. WEST 139.72 FEET TO AN EXISTING 1" INCH IRON PIPE; THENCE WITH THE NORTHERN LINE OF NOW OR FORMERLY, JACK K. BARBER AND WIFE BEVERLY C. BARBER (DB 1192 PG 1792) NORTH 87 DEG. 59 MIN. 46 SEC. WEST 149.51 FEET TO AN EXISTING 1" INCH IRON PIPE; THENCE WITH THE NORTHERN LINE OF NOW OR FORMERLY, ROGER CRAIG FORD (DB 1112 PG 1250) NORTH 87 DEG. 57 MIN. 14 SEC. WEST 281.47 FEET TO A NEW IRON PIPE; THENCE SOUTH 01 DEG. 07 MIN. 59 SEC. WEST 452.18 FEET TO AN EXISTING 2" IRON PIPE, BEING THE SOUTHWEST CORNER OF NOW OR FORMERLY, ROGER CRAIG FORD AND JANET MILLER FORD (DB 1021 PG 341) AND THE SOUTHEAST CORNER AS DESCRIBED IN DB 2043 PG 1207 TRACT 4; THENCE NORTH 87 DEG. 38 MIN. 27 SEC. WEST 110.69 FEET TO AN EXISTING 1" IRON PIPE; THENCE WITH THE NORTH LINE OF NOW OR FORMERLY, MARK PRIEST AND WIFE LOUISE B. PRIEST (DB 3211 PG 1466) NORTH 87 DEG. 47 MIN. 33 SEC. WEST 119.96 FEET TO AN EXISTING 1" INCH IRON PIPE; THENCE WITH THE NORTH LINE OF NOW OR FORMERLY, K.L. GLAZENER AND WIFE CAROLYN GLAZENER (DB 1207 PG 1644) NORTH 87 DEG. 45 MIN. 37 SEC. WEST 118.00 FEET TO AN EXISTING 1" IRON PIPE ON THE NORTHEAST TERMINOUS OF CHESTERFIELD ROAD (PB 26 PG 173); THENCE WITH THE NORTHERN 60 FOOT WIDE TERMINOUS FOR SAID CHESTERFIELD ROAD NORTH 87 DEG. 56 MIN. 54 SEC. WEST 34.88 FEET TO AN EXISTING 1" IRON PIPE; THENCE WITH THE SAME NORTH 87 DEG. 34 MIN. 56 SEC. WEST 24.99 FEET TO AN EXISTING 1" IRON PIPE, THENCE WITH THE NORTHERN LINE OF NOW OR FORMERLY, HAROLD T. FARGUS AND WIFE MARGARET E. FARGUS (DB 1297 PG 0238) NORTH 87 DEG. 44 MIN. 09 SEC. WEST 302.19 FEET TO AN EXISTING STONE BEING THE SOUTHWESTERN CORNER OF DB 2043 PG 1207 TRACT 4 AND BEING HEREIN DESCRIBED, THENCE NORTH 00 DEG. 54 MIN. 38 SEC. EAST 87.11 FEET TO AN EXISTING 1" IRON PIPE; THENCE WITH THE EASTERN LINE OF NOW OR FORMERLY, EDWARD C. JONES AND WIFE MUTIEL K. JONES (DB 1544 PG 2113) AND BEING THE EASTERN LINE OF LOT 29 (PB 23 PG 60) NORTH 00 DEG. 52 MIN. 40 SEC. EAST 334.51 FEET TO AN EXISTING 1" IRON PIPE ON THE SOUTHERN 60 FOOT WIDE RIGHT OF WAY FOR ASHFIELD DRIVE, THENCE WITH THE EASTERN 60 FOOT WIDE RIGHT OF WAY FOR SAID ASHFIELD DRIVE NORTH 00 DEG. 44 MIN. 18 SEC. EAST 63.91 FEET TO AN EXISTING 1" IRON PIPE; THENCE WITH THE EASTERN LINE OF NOW OR FORMERLY, RICHARD HEMMINGS (DB 2114 PG 3009) NORTH 00 DEG. 36 MIN. 16 SEC. EAST 212.76 FEET TO AN EXISTING 1" IRON PIPE; THENCE WITH

THE EASTERN LINE OF NOW OR FORMERLY, DAVID B. HOUSER AND WIFE ANNA W. HOUSER (DB 3038 PG 1161) NORTH 00 DEG. 34 MIN. 20 SEC. EAST 164.90 FEET TO AN EXISTING 1" SQUARE IRON PIPE; THENCE WITH THE EASTERN LINE OF NOW OR FORMERLY, JASON M. SWEET (DB 2613 PG 1846) ALSO BEING LOT 18 (PB 21 PG 29) NORTH 02 DEG. 23 MIN. 30 SEC. EAST 219.98 FEET TO AN EXISTING 2" IRON PIPE; THENCE WITH THE EASTERN LINE OF NOW OR FORMERLY, BAXTER K. GRIFFIN AND WIFE VENESSA R. GRIFFIN (DB 1928 PG 1817) NORTH 02 DEG. 36 MIN. 13 SEC. EAST 110.07 FEET TO AN EXISTING IRON PIPE; THENCE WITH THE EASTERN LINE OF THE SAME NORTH 02 DEG. 45 MIN. 23 SEC. EAST 109.81 FEET TO AN EXISTING 1" IRON PIPE; THENCE WITH THE EASTERN LINE OF NOW OR FORMERLY, SALVADOR MARTINEZ AND WIFE ELAINE MARTINEZ (DB 1810 PG 3843) NORTH 02 DEG. 57 MIN. 41 SEC. EAST 109.10 FEET TO AN EXISTING IRON ROD; THENCE WITH THE EASTERN LINE OF NOW OR FORMERLY, DONALD R. SMITH (DB 2110 PG 1499) NORTH 02 DEG. 46 MIN. 49 SEC. EAST 108.19 FEET TO AN EXISTING 1½" IRON PIPE; THENCE WITH THE SOUTHERN LINE OF SADIE HUNT HENNING REVOCABLE LIVING TRUST AGREEMENT (DB 2043 PG 1207) NORTH 78 DEG. 04 MIN. 19 SEC. EAST 414.31 FEET TO AN EXISTING ½" IRON PIPE; THENCE WITH THE EASTERN LINE OF THE SAME NORTH 02 DEG. 07 MIN. 52 SEC. WEST 182.87 FEET TO AN EXISTING ¾" IRON PIPE; THENCE WITH THE SAME NORTH 08 DEG. 53 MIN. 47 SEC. WEST 149.25 FEET TO AN EXISTING ½" IRON PIPE IN THE SOUTHERN 60 FOOT WIDE RIGHT OF WAY FOR CONCORD CHURCH ROAD; THENCE WITH THE SOUTHERN 60 FOOT WIDE RIGHT OF WAY FOR SAID CONCORD CHURCH ROAD HAVING A CURVE TO THE LEFT, CHORD BEARING OF NORTH 37 DEG. 54 MIN. 59 SEC. EAST 278.57 FEET ARC DISTANCE BEING 279.08 FEET AND HAVING A RADIUS OF 1,326.17 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 51.84 ACRES MORE OR LESS AS SHOWN ON THAT SURVEY OF SADIE H. HENNING FAMILY LIMITED PARTNERSHIP AUGUST 25, 2017 PREPARED BY EVANS ENGINEERING, INC. AS PROJECT 320-02.