



**2017047473 00102**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 11-29-2017 02:18:26 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY

**BK: RE 3380**  
**PG: 1265-1268**

Drafted by: Donald M. VonCannon  
 Return to: Allman Spry Box #8

<u>Parcel ID No.</u> –	PIN 5893-04-0489.00 (Lot 2)	PIN 5883-95-8072.00 (Lot 5)
	PIN 5893-04-2704.00 (Lot 3)	PIN 5893-05-2223.00 (Sign Lot)
	PIN 5883-95-4013.00 (Lot 4)	PIN 5883-85-8093.00 (6.62 acres)

Excise Tax – **No Taxable Consideration**

THE PROPERTY DESCRIBED HEREIN IS	IS NOT	X	GRANTOR'S PRIMARY RESIDENCE
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NORTH CAROLINA       )  
                                       )  
 FORSYTH COUNTY       )

**NON-WARRANTY DEED**

THIS DEED made this 14 day of November, 2017, by and between Village Pointe, LLC, a North Carolina limited liability company, hereinafter referred to as "**Grantor**," having an address of PO Box 1719, King, N. C. 27021, and KJEM, LLC, a North Carolina limited liability company, hereinafter referred to as "**Grantee**," having an address of 4400 Silas Creek Pkwy., Suite 200, Winston-Salem, N. C. 27104. 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 of those certain tracts or parcels of land more particularly described as follows:

See Exhibit A attached hereto.

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.

ASLC #358226

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

**Village Pointe, LLC,**  
a North Carolina limited liability company

By: Marvin D. Gentry, Trustee of the Marvin D. Gentry Revocable Life Insurance Trust established under the Fifth Amendment and Restatement of the Marvin D. Gentry Revocable Life Insurance Trust Dated August 24, 2010, its sole Member

By: Marvin D. Gentry  
Marvin Gentry, Trustee

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

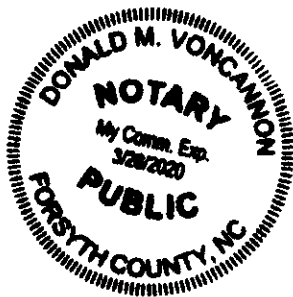
SS:

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: Marvin D. Gentry, Trustee

Date: Nov. 14, 2017

Donald M. VonCannon  
Printed Name: Donald M. VonCannon Notary Public

My commission expires: 3-28-20



**EXHIBIT A**

(Legal Description to Village Pointe Property)

Parcel One:

Being known and designated as Lots 2 and 3 as described on that certain plat recorded in Plat Book 62, Page 131, Forsyth County Registry.

Also know and designated as Forsyth County Tax Parcel Pin No. 5893-04-0489.00 (Lot 2) and Pin No. 5893-04-2704.00 (Lot 3).

Parcel Two:

Being known and designated as Lots 4 and 5 as described on that certain plat recorded in Plat Book 66, Page 841, Forsyth County Registry.

Also know and designated as Forsyth County Tax Parcel Pin No. 5883-95-4013.00 (Lot 4) and Pin No. 5883-95-8072.00 (Lot 5).

Parcel Three:

Beginning at a #4 Rebar, said rebar being the northwest corner of the former NewBridge Bank property described in Deed Book 2122, Page 2869, Forsyth County Registry, thence from said Beginning Point, North 1 degree 54 minutes 57 seconds West 7.87 feet with the eastern right-of-way line of Gentry Lane to a New Iron Pin, said point being the southeastern corner of the intersection of Gentry Lane and Clemmons Point Drive; thence with the southern right-of-way line of Clemmons Point Drive on a continuous curve to the left North 77 degrees 00 minutes 31 seconds East, said curve having a chord distance of 34.09 feet, an arc distance of 34.13 feet and a radius of 225.00 feet, to a New Iron Pin; thence continuing with the said right-of-way of Clemmons Point Drive, North 72 degrees 39 minutes 49 seconds East 166.48 feet to a new iron pin, said iron pin being a corner of Clemmons Point Drive and Lewisville Clemmons Road; thence with the western right-of-way of Lewisville Clemmons Road, South 9 degrees 00 minutes 53 seconds East 5.05 feet to an Existing Iron Pipe, said iron pipe being the northeastern corner of the said NewBridge Bank property; thence with the northern boundary line of the said NewBridge Bank property, South 72 degrees 39 minutes 49 seconds West 201.83 feet to the Point and place of Beginning.

The above-described property being a narrow strip of land between the northern boundary line of the said NewBridge Bank property and the southern right-of-way line of Clemmons Pointe Drive as shown on the "Final Plat for: Clemmons Town Center Lewisville Clemmons Road" recorded in Plat Book 62, Page 131, Forsyth County Registry, and labelled on said plat as "Sign Lot."

Also know and designated as Forsyth County Tax Parcel Pin No. 5893-05-2223.00.

Parcel Four:

Being that approximately 6.62-acre tract located in the Village of Clemmons and bounded (i) on the east by Village Pointe Dr.; (ii) on the south by a portion of the property conveyed to Novant Health, Inc. in Deed Book 2812, Page 469, Forsyth County Registry, and also known as Tax PIN no. 5883-84-4575 and Tax Block 4312, Lot 09; (iii) on the west by the property of, now or formerly, Jonathan D. Weston and wife, Claudia Weston, described in Deed Book 1590, Page 40, Forsyth County Registry, and also known as and also known as Tax PIN no. 5883-84-3984 and Tax Block 4236, Lot 106; (iv) on the west by the property of, now or formerly, Thomas D. Carlton and wife, Patricia M. Carlton, described in Deed Book 1982, Page 085, Forsyth County Registry, and also known as Tax PIN no. 5883-85-5223 and Tax Block 4236, Lot 09; and (v) on the north by a portion of the property of the YMCA of Greater Winston-Salem, Inc. and known as Tax PIN no. 5883-95-0746 (Tax Block 4207, Lot 557B).

Also know and designated as Forsyth County Tax Parcel Pin No. 5883-85-8093.00.

All of the four parcels described above are portions of the property conveyed to Village Pointe, LLC in Deed Book 2534, Page 4440, Forsyth County Registry, SAVE AND EXCEPT those portions of the property previously conveyed to (i) Parr Investments, Inc. in Deed Book 3118, 3043, (ii) Gibraltar Commercial IV, LLC in Deed Book 3160, Page 3691, (iii) D-2/Dairio, LLC in Deed Book 3183, Page 3842, and (iv) Clemmons Town Center Apartments, LLC in Deed Book 3192, Page 4328, all Forsyth County Registry.