



2017047476 00105

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-29-2017 02:20:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPT

BK: RE 3380**PG: 1274-1276**

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

Parcel ID No. – PIN 5883-95-4013.00 (Lot 4)
 PIN 5883-95-8072.00 (Lot 5)
 PIN 5893-05-2223.00 (Sign Lot)

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 29th day of November, 2017, by and between KJEM, LLC, a North Carolina limited liability company, hereinafter referred to as "**Grantor**," having an address of 4400 Silas Creek Pkwy., Suite 200, Winston-Salem, NC 27104, and Main Street Clemmons, 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.

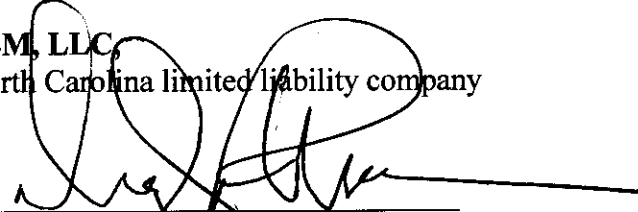
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

ASLC #361257

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.

KJEM, LLC,
a North Carolina limited liability company

By: 
David R. Morgan, Sole Member/Manager


STATE OF NORTH CAROLINA

ss:

COUNTY OF FORSYTH

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: David R. Morgan.

Date: Nov. 29, 2017


Printed Name: Donald M. VonCannon Notary Public

My commission expires: 3-28-20

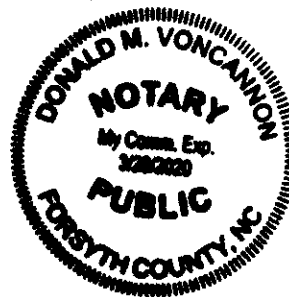


EXHIBIT A

(Legal Description to Main Street Clemmons, LLC Retail Site)

Parcel One:

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 Two:

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 Point 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.