

2018018531 00169

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$212.00

PRESENTED & RECORDED

05/18/2018 03:38:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3405

PG: 1814 - 1816

This instrument drafted by: Darren S. Cranfill, Attorney at Law, PLLC
After recording, mail to: Grantee @ 4399 Bridlecreek West
Winston-Salem, NC 27106
Was this Grantors Primary Residence? No
Property Address: 2805 Indiana Avenue
Winston-Salem, NC 27106
Grantors Address: 5879 Odenton Lane
Pfafftown, NC 27040

Pin Number: 6836-57-1136.00 - Stamps: \$212.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 18th day of May, 2018, by **2805 Bradley Investments, LLC** ("Grantor") to **DAB LAND, LLC** ("Grantees").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to him paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, her heirs and assigns, a tract or parcel of land in the County of **FORSYTH** and State of North Carolina, and bounded as follows:

See Attached Exhibit "A" which is incorporated by reference as if set forth fully herein.

This property was conveyed to the Grantor in Deed Book 3210, Page 2711, Forsyth County Registry.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and her heirs and assigns forever.

And the said Grantor does covenant that they are seized of said premises in fee and has the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2018 property taxes pro-rated to date of closing.

The designation Grantor or 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.

IN TESTIMONY WHEREOF, the said corporation has caused this instrument to be signed in its corporate name by its duly authorized officer and by authority of its Board of Directors, the day and year first above written.

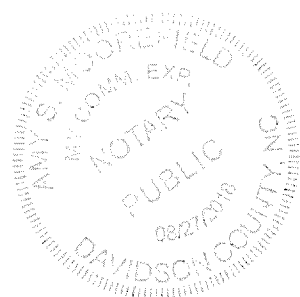
2805 Bradley Investments, LLC

BY: Gwendolyn Bradley (SEAL)
Gwendolyn Bradley, Member/Manager

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy S. Moorefield, the undersigned, a Notary Public of Davidson County, North Carolina, do hereby certify that Gwendolyn Bradley, personally came before me this day and acknowledged that she is Member/Manager of 2805 Bradley Investments, LLC., a limited liability company, and that she as Member/Manager, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 18th day of May, 2018.



SEAL/STAMP

Amy S. Moorefield
 Notary Public
 My commission expires: 8.27.2018

Exhibit "A"

Parcel A

A certain lot or parcel of land lying in Forsyth County, North Carolina, adjoining the lands of R. J. Reynolds, Dick Partin and others bounded as follows, viz:

BEGINNING at a stake on the line of the right of way of the N.W.N.C. Railroad on Partin's line, thence along the said Railroad line in the direction of Winston twenty-two (22) poles and ten (10) links to a stone on said line, then West on new line twenty-seven (27) poles to a stone on R.J. Reynolds' line, thence North on Reynolds' and Partin's line twenty-one (21) poles to Partin's corner, thence East on Partin's line nineteen (19) poles and ten (10) links to the place of **BEGINNING**.

Being the same land conveyed by J.E. Shelton Box and Lumber Company to Atlantic Bitulithic Company by deed dated August 22, 1919 and recorded in Deed Book 157, page 1, Office of the Register of Deeds in Forsyth County, North Carolina.

There is excepted however from said Parcel A a certain triangular plot of ground containing 0.39 acres conveyed by Atlantic Bitulithic Company to R.J. Reynolds Realty Company by Deed dated March 5, 1923 and recorded in Deed Book 205, Page 218, in said office.

Parcel B

A certain tract or parcel of land in Forsyth County, State of North Carolina, adjoining the lands of So. Ry. Co., and others, bounded as follows, viz:

BEGINNING at an iron in the North edge of Old Town Road, where it intersects the Western edge of the right-of-way of the Southern Railway Company and running thence with the edge of Old Town Road North 41 deg. 30 min. West 358 feet to a point in the edge of the road; thence South 88 deg. 10 min. East 201 feet to the right of way of Southern Railway Company; thence with said right of way Southwardly as it curves 263 feet to the point and place of **BEGINNING** and containing 0.62 acres.

This plot of ground conveyed is all that triangular piece of land South of the property now owned by the Atlantic Bitulithic Company and bounded on the other two sides by the right of way of the Southern Railway and the Old Town Road. Being the same lands conveyed by R.J. Reynolds Realty Company, to Atlantic Bitulithic Company by deed dated February 26, 1923 and recorded in Deed Book 205, page 169, in said office.

Being the same property conveyed to APAC-Carolina, Inc. by Deed effective October 1, 1983 to be filed of record simultaneously herewith in the Office of the Register of Deeds in Forsyth County, North Carolina.

APAC-Carolina, Inc. changed its name to APAC-Atlantic, Inc. on March 25, 2003 and duly recorded the name change in the Office of the Delaware Secretary of State on March 28, 2003.