



2019006463 00031

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-25-2019 10:43:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3447

PG: 1918-1921

Excise Tax \$0.00	Recording Time, Book and Page
Tax Lot No. _____	Parcel Identifier Nos. 6836-29-8843.00
Verified By: _____	County on the _____ day of _____ 20__
by _____	
Mail after recording to: Grantee	
	Johnston, Allison & Hord, P.A. P.O. Box 36469, Charlotte, NC 28236
This instrument was prepared by (RCH)	<i>enu</i>
Brief description for the index	3410 Dominion Street

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20th day of February, 2019, by and between:

GRANTOR	GRANTEE
DOMINION STREET SELF STORAGE, LLC	WARM FIELD STORAGE, LLC
<u>Address:</u> 4815 Silabert AVE Charlotte NC 28205	<u>Address:</u> 3410 Dominion Street Winston Salem, NC 27105

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 attached Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ at Page _____,
_____ County Register of Deeds.

A map showing the above described property is recorded in Map Book N/A, Page N/A.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the exceptions:

1. Ad valorem taxes for the current year which Grantee assumes and agrees to pay and such conditions, reservations, restrictions and easements as may appear of record as affecting the property described herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

GRANTOR:

DOMINION STREET SELF STORAGE, LLC

By: George W. Armfield, Jr.
 Name: George W. Armfield, Jr.
 Title: Manager

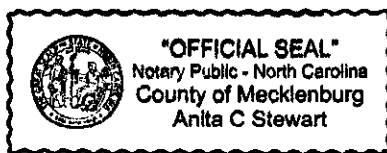
STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, the undersigned, a Notary Public of the County of Mecklenburg and State of North Carolina, certify that **George W. Armfield, Jr.** personally came before me this day and acknowledged that he is the Manager of **Dominion Street Self Storage, LLC**, a North Carolina limited liability company, and that he, as such, being authorized to do so, executed the foregoing instrument on behalf of the company.

Witness my hand and official seal, this the 22nd day of February, 2019.

[NOTORIAL SEAL]



Anita C Stewart
 Notary Public

Printed name: Anita C StewartMy commission expires: Nov. 27, 2021

EXHIBIT A to Special Warranty Deed from Dominion Street Self Storage, LLC to Warm Field Storage, LLC**Description of Property**

BEGINNING at a point in the west line of Dominion Street (formerly "B" Street) and in the northeast right-of-way line of Southern Railway 50 feet from the center of the tracks; thence with the said Railway Company property as it curves to the left, the chord of which is North 39-18 West 154.85 feet to the point of tangent, 52.35 feet northeast of the center line of said track; continuing along the said Railway North 42-14 West 94.28 feet to an iron stake 51.90 feet northeast of the center of said track; a new corner of property of the Grantor herein; thence on a new line North 82-35 East 135.63 feet to an iron stake in the west line of said Dominion Street; thence with the west line of Dominion Street South 07-25 East 208.9 feet to the point of BEGINNING, containing 13,300 square feet, more or less, (0.31 of an acre, more or less) and being the south portion of the property described in deed from Imperial Tobacco Company dated March 28, 1960 and recorded in the office of the Register of Deeds of Forsyth County, NC in Deed Book 802 at Page 464.

Being in all respects the same property as that conveyed to George W. Armfield, Jr. by deed from Harris Wholesale Builders Supply of Winston-Salem, NC, Inc. (Harris Wholesale Building Supply Company) by deed dated April 19, 1984 and recorded in Book 1440 at Page 155 in the Office of the Register of Deeds for Forsythe County, NC; and also being in all respects the same property as that conveyed to Grantor herein by deed from George W. Armfield, Jr. and wife dated August 30, 2011 and recorded in Book RE3017 at page 3618 in the Office of the Register of Deeds for Forsyth County, NC.

No documentary stamp taxes affixed to this deed for the reason that this deed is made for business purposes and convenience in exchange for valuable consideration given and granted to Grantor herein.