



2019022786 00190

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$2600.00

PRESENTED & RECORDED:

06-14-2019 03:05:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3466

PG: 25-27

Box 145 York

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,600.00

Parcel Identifier No 6803-97-1779.00 by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Hamilton Stephens Steele & Martin, PLLC (GWS), 525 N. Tryon Street., Suite 1400, Charlotte, NC 28202. [No title search performed and no opinion on title given.]

Brief description for the Index: 3760 Kimwell Drive

THIS DEED made this 14<sup>th</sup> day of June, 2019, by and between

GRANTOR

HPFABRICS, INC.,  
a North Carolina corporation  
  
Address: 3821 Kimwell Drive  
Winston Salem, NC 27103

GRANTEE

KIMWELL RE LLC,  
a North Carolina limited liability company  
  
Address: 5630 Cornwallis Drive  
Yadkinville, NC 27055

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3341, page 1086.

All or a portion of the property herein conveyed  includes or  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 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 following exceptions:

1. All easements, covenants, conditions, and restrictions of record and affecting the Property;
2. The Lease Agreement between HPFabrics, Inc. (Landlord) and Mark Gallimore (Tenant) dated April 26, 2019;
3. The lien of ad valorem taxes for the year 2019 and subsequent years;
4. Matters that would be disclosed by a current and accurate survey of the property;
5. Zoning, land use, and building laws, regulations, and ordinances.

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

HPFABRICS, INC.

By: *Rauf Cem Erkli*  
 Name *RAUF CEM ERKLI*  
 Title: *Director*

STATE OF *N.C.*  
 COUNTY OF *Forsyth*

I, *Luann K. Zappia*, a Notary Public of *Forsyth* County, State of North Carolina, certify that *Rauf Cem Erkli*, (the "Signatory"), personally came before me this day and acknowledged that (s)he is *Director* of HPFABRICS, INC., a North Carolina corporation, and that (s)he, as *Director*, being authorized to do so, executed the foregoing on behalf of the Corporation.

I certify that the Signatory personally appeared before me this day, and (check one)  
 (I have personal knowledge of the identity of the Signatory); or  
 (I have seen satisfactory evidence of the Signatory's identity, by a current state or federal identification with the Signatory's photograph in the form of: (check one)  
 a driver's license or  
 in the form of \_\_\_\_\_); or  
 (a credible witness has sworn to the identity of the Signatory).

The Signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this *14* day of *June*, 2019.

*Luann K. Zappia*  
 Notary Public

Print Name: *Luann K. Zappia*  
 [Note: Notary Public must sign exactly as on notary seal]

My Commission Expires: *05/21/2022*

[NOTARY SEAL]  
(MUST BE FULLY LEGIBLE)

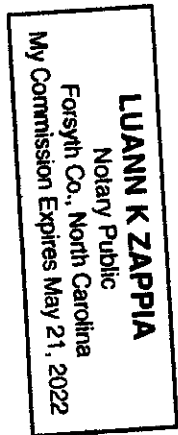


EXHIBIT A  
LEGAL DESCRIPTION

**BEGINNING** at an Iron, said iron lying at the intersection of the southern right-of-way line of Kimwell Drive and the western right-of-way line of Empire Drive, said iron also being the northeastern corner of Tract Three of the property conveyed to Sonoco Products Company in Book 1358, Page 1316 and Book 1361, Page 186, Forsyth County Registry; running thence from said beginning point along the western right-of-way line of Empire Drive the following three courses and distances: South 41° 31' 00" West 225 feet to an Iron; thence South 41° 31' 00" West 187.10 feet to an Iron; thence South 41° 00' 00" West 7.90 feet to an Iron; thence leaving the right-of-way line of Empire Drive and running North 55° 06' 07" West 358.83 feet to an Iron, said iron lying in the southeast corner of that property conveyed to Tension Envelope Corporation in Book 1477, Page 577, Forsyth County Registry; running thence with Tension Envelopes Corporation's eastern line the following two courses and distances: North 31° 50' 32" East 229.80 feet to an Iron; thence North 31° 50' 32" East 238.17 feet to an Iron, said iron lying in the southern right-of-way line of Kimwell Drive; running thence along said right-of-way line South 48° 29' 00" East 435.00 feet to an Iron, the POINT AND PLACE OF BEGINNING, containing 4.0824 Acres, more or less.