

2019029022 00099

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1200.00

PRESENTED & RECORDED
 07/25/2019 12:18:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3472
PG: 4251 - 4255

Excise Tax: \$ 1,200.00

Parcel Nos: 6825788382; 6825787370; and 6825-78-9361 Parcel Identifier No.: _____

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail after recording to: William H. McNair, Esq. _____

This instrument was prepared by: William H. McNair / Shumaker, Loop & Kendrick, LLC
 101 S. Tryon Street, Suite 2200, Charlotte, N.C. 28280

Brief Description for the index

747 & 749 Summit St., Winston-Salem, NC (Forsyth
 County)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 5th day of June, 2019, by and between

GRANTOR

GROVER C. McNAIR, III (unmarried)
 (a 28.4428% undivided interest)
 5309 Sendero Drive
 Raleigh, NC 27612

JULIE M. McBRIDE (a 28.4428% undivided interest)
 and husband, RICKY L. McBRIDE
 115 Corbridge Lane
 Winston-Salem, NC 27106

MARY McNAIR EAGLE REVOCABLE
 TRUST U/A 10/1/16
 (a 28.4428% undivided interest)
 William H. McNair, Trustee
 101 South Tryon St., Suite 2200
 Charlotte, NC 28280

GRANTEE

INDUSTRY HILL PROPERTIES, LLC, a North Carolina
 limited liability company
 807 N. Trade Street
 Winston-Salem, NC 27101

Submitted electronically by Allman Spry Davis Leggett & Crumpler
P.A. in compliance with North Carolina statutes governing
recordable documents and the terms of the submitter agreement with
the Forsyth County Register of Deeds.

JANE C. McNAIR (unmarried)
 (a 6.8358% undivided interest)
 1244 Arbor Road, #148
 Winston-Salem, NC 27104

GROVER C. McNAIR, JR. TRUST U/A 9/15/2011
 (a 6.8358% undivided interest)
 c/o William H. McNair, Trustee
 101 S. Tryon Street, Suite 2200
 Charlotte, NC 28280

McNAIR PROPERTIES MANAGEMENT, INC.
 (a 1.0000% undivided interest)
 c/o William H. McNair
 101 S. Tryon Street, Suite 2200
 Charlotte, NC 28280

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.

Ricky L. McBride joins in the execution of this deed to convey whatever marital interest he may have in the property by virtue of his marriage to Julie M. McBride, but does not join in the warranties given herein.

WITNESSETH, that the Grantor does grant, bargain and convey unto the Grantee in fee simple, their respective undivided interests in those certain lots or parcels of land situated at 747 & 749 Summit Street, County of Forsyth, State of North Carolina and more particularly described on **EXHIBIT A** attached hereto and incorporated herein by reference

The properties herein conveyed do 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.


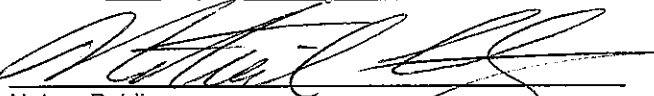
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:


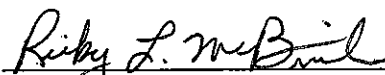
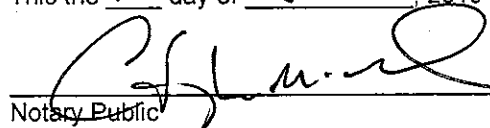
All valid and enforceable easements, restrictions and encumbrances appearing of record, if any.

IN WITNESS WHEREOF, the Grantor by its duly authorized Member/Manager and officer has hereunto set her hand the day and year first above written.

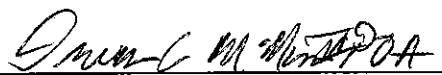
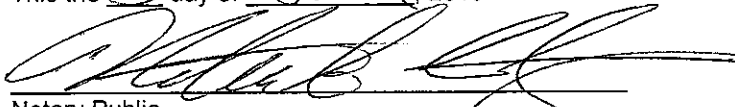
[SIGNATURES AND NOTARIES APPEAR ON NEXT TWO PAGES]

 GROVER C. MCNAIR, III	STATE OF NORTH CAROLINA
	COUNTY OF <u>Wake</u>
	I, a Notary Public of the County and State aforesaid, certify that Grover C. McNair, III personally appeared before me this day and acknowledged the voluntary and due execution of the foregoing document for the purpose stated therein and in the capacity indicated.
	This the <u>5</u> day of <u>June</u> , 2019
	 Notary Public <u>Nathaniel Lentz</u> Printed Name of Notary Public My commission expires: <u>8/6/19</u>

NATHANIEL LENTZ
 NOTARY PUBLIC
 WAKE COUNTY STATE OF NORTH CAROLINA
 MY COMMISSION EXPIRES 8-6-2019

 JULIE M. McBRIDE  RICKY L. McBRIDE	STATE OF NORTH CAROLINA
	COUNTY OF <u>Forsyth</u>
	I, a Notary Public of the County and State aforesaid, certify that Julie M. McBride and her husband, Ricky L. McBride, personally appeared before me this day and acknowledged the voluntary and due execution of the foregoing document for the purpose stated therein and in the capacity indicated.
	This the <u>13</u> day of <u>June</u> , 2019
	 Notary Public <u>CHRISTOPHER M. WILSON</u> Printed Name of Notary Public My commission expires: <u>09-01-2021</u>

Christopher M. Wilson
 NOTARY PUBLIC
 Davidson County, NC
 My Commission Expires September 1, 2021

 JANE C. MCNAIR, by and through her Attorney-in-Fact, Grover C. McNair, III	STATE OF NORTH CAROLINA
	COUNTY OF <u>Wake</u>
	I, a Notary Public of the County and State aforesaid, certify that Jane C. McNair, by and through her Attorney-in-Fact, Grover C. McNair, III, personally appeared before me this day and acknowledged the voluntary and due execution of the foregoing document for the purpose stated therein and in the capacity indicated.
	This the <u>5</u> day of <u>June</u> , 2019
	 Notary Public <u>Nathaniel Lentz</u> Printed Name of Notary Public My commission expires: <u>8/6/2019</u>

NATHANIEL LENTZ
 NOTARY PUBLIC
 WAKE COUNTY STATE OF NORTH CAROLINA
 MY COMMISSION EXPIRES 8-6-2019

MARY McNAIR EAGLE REVOCABLE
TRUST U/A 10/1/16

By: [Signature]

William H. McNair, Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Union

I, a Notary Public of the County and State aforesaid, certify that William H. McNair, Trustee of the Mary McNair Eagle Trust u/a 10/1/16, personally appeared before me this day and acknowledged the voluntary and due execution of the foregoing document for the purpose stated therein and in the capacity indicated.

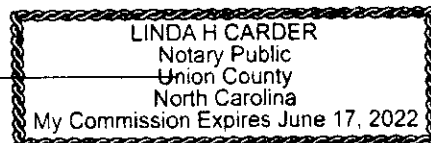
This the 17th day of June, 2019

[Signature]
Notary Public

Linda H. Carder

Printed Name of Notary Public

My commission expires: 6/17/2022



GROVER C. McNAIR, JR. REVOCABLE
TRUST U/A 9/15/11

By: [Signature]

William H. McNair, Trustee

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

Union

I, a Notary Public of the County and State aforesaid, certify that William H. McNair, Trustee of the Grover C. McNair, Jr. Trust u/a 9/15/11, personally appeared before me this day and acknowledged the voluntary and due execution of the foregoing document for the purpose stated therein and in the capacity indicated.

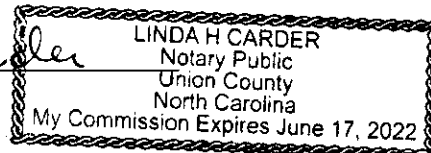
This the 17th day of June, 2019

[Signature]
Notary Public

Linda H. Carder

Printed Name of Notary Public

My commission expires: 6/17/2022



McNAIR PROPERTIES MANAGEMENT,
INC.

By: [Signature]

Grover C. McNair, III, President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that Grover C. McNair, III, President of McNair Properties Management, Inc., personally appeared before me this day and acknowledged the voluntary and due execution of the foregoing document for the purpose stated therein and in the capacity indicated.

This the 5 day of June, 2019

[Signature]
Notary Public

Nathaniel Lentz

Printed Name of Notary Public

My commission expires: 5/6/2019

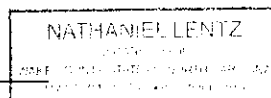


Exhibit "A"
Legal Description of
747 and 749 Summit Street

747 Summit Street

Tract 1: All that certain lot and parcel of land described as "Tract #1" in that certain deed to Grover C. McNair dated January 1, 1969, and recorded in Book 994 at Page 056 in the Forsyth Public Registry.

Tract 2: All that certain lot and parcel of land described as "Tract #5" in that certain deed to Grover C. McNair dated January 1, 1969, and recorded in Book 994 at Page 056 in the Forsyth Public Registry, LESS that portion of said "Tract #5" conveyed by McNair Construction Company, Inc. to Coy C. Carpenter, Jr. et al by deed dated March 17, 1972, and recorded in Book 1032 at Page 565 in the Forsyth Public Registry.

The Property hereinabove described was acquired by Grantors by that Deed from McNair Properties, Limited Partnership, recorded June 17, 2019, in Book RE 3466, at Page 680 in the Register of Deeds of Forsyth County, North Carolina.

749 Summit Street

BEGINNING at a stake on the Southeast Side of West End Blvd. at the intersection of West End Blvd. with Summit Street, running thence Northeastwardly with the West End Boulevard 191.2 feet to a stake; thence Southeastwardly 55.9 feet to a stake in a 15 foot alley; thence Southwestwardly 196.5 feet to Summit Street; thence Northwestwardly with Summit Street, as it curves, 157.73 feet to the place of beginning. For a more particular description see Exhibit A Sketch showing location of House and Lot originally belonging to F. Eugene Vogler and being lot 10 and the western portion of lot 9 as shown on the map of Granite Hill Quarry, said map recorded in the Register of Deeds Office, Forsyth County.

The above described property contains 0.3047 acres, more or less.

The Property hereinabove described was acquired by Grantors by that Deed from McNair Properties, Limited Partnership, recorded June 17, 2019, in Book RE 3466, at Page 680 in the Register of Deeds of Forsyth County, North Carolina.