

2020002771 00220

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1600.00

PRESENTED & RECORDED
 01/21/2020 04:25:09 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3504**PG: 77 - 80**

Mail deed and tax bills to Grantee: 121 North Crutchfield Street, Dobson, NC 27107

Prepared by: Raymond D. Thomas (Thomas and Bennett)
 116 S. Cherry Street, Suite C, Kernersville, NC 27284
 (Drafting attorney did not perform title search nor was requested to)

Excise Tax: \$1,600.00

Brief description: 12.41 acres Lts 1,2, and part of 3, Kernersville Development

GENERAL WARRANTY DEED

THIS DEED made this 21st day of January, 2020, by and between:

GRANTOR:	GRANTEE:
BASS MOBILE HOME PARK, INC.	MILL CREEK MHC, LLC
Grantor address: 1388 Old Salem Road, Kernersville, NC 27284	Grantee address: 121 North Crutchfield Street, Dobson, NC 27017
The property conveyed _____ does <u> x </u> does not include the primary residence of the Grantor.	

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 set forth on Exhibit A which is attached hereto and made a part hereof:

Property Address: 209 Adams Street, Kernersville, NC 27284

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

G:\Clients\Bass Mobile Home Park.2019.001.rdt (Sale of Mobile Home Park)\Deed (General Warranty).docx

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

BASS MOBILE HOME PARK, INC.

Jerry W. Wilkes (Seal)
Jerry W. Wilkes, President

North Carolina, Forsyth County

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:

Jerry W. Wilkes, President of Bass Mobile Home Park, Inc.

January 21st, 2020

Place notary seal below this line:

Susan Bennett
Notary Public

Print/Type Name: Susan Bennett

My Commission Expires: 8-5-2022

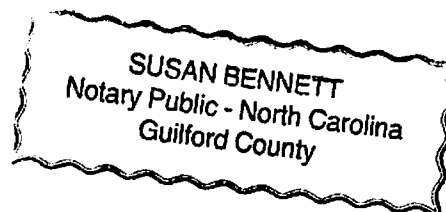


EXHIBIT A
PROPERTY OF MILL CREEK MHC, LLC
309 Adams Street, Kernersville, NC 27284

BEGINNING at a new #4 rebar set in the southwestern margin of the right-of-way of Adams Street (a 30 foot public right-of-way per the survey referenced herein), said rebar marking the southeast corner of the property deeded unto J. Milton Bass in Deed Book 2127 at Page 2564 in the office of the Register of Deeds of Forsyth County, North Carolina; thence crossing the southern terminus of the public right-of-way of Adams Street and thence with the southern line of the property deeded unto J. Milton Bass in Deed Book 2127 at Page 2562, Forsyth County Registry (Lots 150 and 151 of Kernersville Development Co. as depicted on a map recorded in Plat Book 11 at Page 48, Forsyth County Registry) North 65 degrees 33 minutes 40 seconds East 132.53 feet to an existing iron pipe, the southeast corner of Bass, and being further described as the southwest corner of the property deeded unto JR Rental Properties, LLC in Deed Book 3433 at Page 1939, Forsyth County Registry; thence with the southern line of JR Rental Properties, LLC North 65 degrees 36 minutes 18 seconds East 83.56 feet to an existing iron pipe, the southeast corner of JR Rental Properties, LLC, and being further described as the southwest corner of the property deeded unto Jose B. Ruiz in Deed Book 2423 at Page 2653, Forsyth County Registry thence with the southern line of Ruiz, and thence with the southern line of the property deeded into Nelson Enrique Molina Rivera in Deed Book 3484 at Page 2571, Deed Book 3484 at Page 2573, Deed Book 3484 at Page 2575, and thence with the southern line of the property deeded unto J. Milton Bass in Deed Book 3737 at Page 4950, Forsyth County Registry North 65 degrees 37 minutes 14 seconds East 316.43 feet to an existing iron pipe, the southeast corner of Bass, and being further described as the southwest corner of the property deeded unto Elmer Earl Lookabill and Helen M. Lookabill in Deed Book 1196 at Page 1357, Forsyth County Registry; thence with the southern line of Lookabill North 65 degrees 24 minutes 15 seconds East 142.81 feet to an existing iron pipe, the southeast corner of Lookabill; thence with a new line South 38 degrees 34 minutes 38 seconds East 489.88 feet to a new #4 rebar set in the western line of the property deeded unto Falcon/Page, LLC in Deed Book 1971 at Page 889, Forsyth County Registry; thence with the western line of Falcon/Page, LLC South 02 degrees 12 minutes 09 seconds West 461.88 feet to a new #4 rebar set at the northeast corner of the property owned by the Town of Kernersville (now or formerly designated as Forsyth County Tax PIN 6886-64-2024); thence with the northern line of the Town of Kernersville, the northern line of the property deeded unto Computermart, Inc. in Deed Book 3257 at Page 3984, the northern line of the property deeded unto Krushna Abodes, LLC in Deed Book 3457 at Page 2131, and the northern line of the property deeded unto Mount Moriah Outreach Center in Deed Book 2927 at Page 4315, Forsyth County Registry, between a series of calculated points generally within the banks of a creek, the following courses and distances:

South 72 degrees 24 minutes 56 seconds West 16.18 feet;
 North 79 degrees 30 minutes 20 seconds West 21.33 feet;
 South 85 degrees 41 minutes 53 seconds West 41.14 feet;
 North 70 degrees 01 minutes 35 seconds West 67.61 feet;
 North 79 degrees 14 minutes 25 seconds West 80.11 feet;
 South 83 degrees 01 minutes 14 seconds West 20.10 feet;
 North 73 degrees 47 minutes 19 seconds West 83.94 feet;
 North 85 degrees 56 minutes 44 seconds West 76.71 feet;

North 73 degrees 44 minutes 12 seconds West 57.34 feet;
North 79 degrees 37 minutes 55 seconds West 105.01 feet;
North 61 degrees 07 minutes 18 seconds West 117.51 feet;
North 43 degrees 56 minutes 04 seconds West 105.05 feet;
North 39 degrees 34 minutes 52 seconds West 73.97 feet;
North 66 degrees 47 minutes 33 seconds West 138.04 feet;
North 46 degrees 25 minutes 44 seconds West 35.28 feet;
North 35 degrees 57 minutes 09 seconds West 47.70 feet; and
North 60 degrees 54 minutes 31 seconds West 74.01 feet;

to a new #4 rebar set in the northeastern line of the property deeded unto Mount Moriah Outreach Center in Deed Book 2927 at Page 4315, said rebar being further described as the southwest corner of the property deeded unto J. Milton Bass in Deed Book 2127 at Page 2564, Forsyth County Registry; thence with the southwestern line of J. Milton Bass North 43 degrees 29 minutes 55 seconds East 175.15 feet to a new #4 rebar set within the southeastern margin of the right-of-way of Adams Street, the point and place of BEGINNING, and being 12.41 acres, according to an unrecorded survey entitled "Map of Survey for Millcreek MHC, LLC" dated January 8, 2020 by Joseph G Stutts, PLS (L-3349), and being further described as Tract 1, Tract 2, and a portion of Tract 3 of Kernersville Development Co. as depicted on a plat recorded in Plat Book 11 at Page 48, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 1898, Page 2338, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6886-54-8646 on the Forsyth County Tax Maps.