

2021010950 00209FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$4200.00**

PRESENTED & RECORDED

03/04/2021 04:21:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3591**PG: 2613 - 2615****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$4,200.00

Parcel Identifier No. 5883-85-8093.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Burger Legal Box 151

This instrument was prepared by: Scott K. Burger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: +/-6.62 acres, Village Pointe Drive

THIS DEED made this 2nd day of March, 2021, by and between**GRANTOR**KJEM ENTERPRISES, LLC
a North Carolina limited liability company4400 Silas Creek Parkway
Suite 200
Winston-Salem, NC 27104**GRANTEE**MAIN STREET VILLAGE POINT, LLC
a North Carolina limited liability company4400 Silas Creek Parkway
Suite 200
Winston-Salem, NC 27104

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3380 page 1265 (as corrected by instrument recorded in Book 3411 page 4340).

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

A map showing the above described property is recorded in Plat Book 16 page 215.

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

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:

Easements, restrictions and rights of way of record and current year ad valorem taxes.

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

KJEM ENTERPRISES, LLC
a North Carolina limited liability company

By: 
David R. Morgan, Member/Manager

State of North Carolina - County Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that DAVID R. MORGAN personally came before me this day and acknowledged that he is the Member/Manager of KJEM ENTERPRISES, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2nd day of March, 2021.

SCOTT K BURGER
- NOTARY PUBLIC
Forsyth County, NC

My Commission Expires: 6/22/2025
(Affix Seal)



Scott K Burger Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Legal Description

Being that approximately 6.62-acre tract located in the Village of Clemmons and bounded (i) on the east by Village Pointe Dr.; (ii) on the south by a portion of the property conveyed to Novant Health, Inc. in Deed Book 2812, Page 469, Forsyth County Registry, and also known as Tax PIN no. 5883-84-4575 and Tax Block 4312, Lot 09; (iii) on the west by the property of, now or formerly, Jonathan D. Weston and wife, Claudia Weston, described in Deed Book 1590, Page 40, Forsyth County Registry, and also known as Tax PIN no. 5883-84-3984 and Tax Block 4236, Lot 106; (iv) on the west by the property of, now or formerly, Thomas D. Carlton and wife, Patricia M. Carlton, described in Deed Book 1982, Page 085, Forsyth County Registry, and also known as Tax PIN no. 5883-85-5223 and Tax Block 4236, Lot 09; and (v) on the north by a portion of the property of the YMCA of Greater Winston-Salem, Inc., described in Deed Book 2437, Page 3978, Forsyth County Registry, and also known as Tax PIN no. 5883-95-0746 and Tax Block 4207, Lot 557B.

Also known and designated as Forsyth County Tax Parcel Pin No. 5883-85-8093.00.