

2022027735 00133

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1980.00

PRESENTED & RECORDED

06/10/2022 02:02:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3700

PG: 2410 - 2416

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,980.00**Tax Parcel Number:** 6876-98-5143.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Return to: West Mountain, LLC, 2810 Griffith Road, Winston-Salem, NC 27103**Mail Tax Bill to:** West Mountain, LLC, 2810 Griffith Road, Winston-Salem, NC 27103**Property Address:** 900 W Mountain Street, Kernersville, NC 27284**Brief description for the Index:** 14.31 acres, West Mountain Street

 THIS DEED made this 24th day of May, 2022 by and between

GRANTOR	GRANTEE
DOROTHY R. DOLLARHITE AND RICKY L. DOLLARHITE, CO-TRUSTEES OF THE LOUIS R. DOLLARHITE REVOCABLE TRUST UAD 11/14/2007 9379 Pumpkin Ridge Road Kernersville, NC 27284	WEST MOUNTAIN, LLC, a North Carolina limited liability company 2810 Griffith Road Winston-Salem, NC 27103

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

Submitted electronically by "BELL, DAVIS & PITT, 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.

See Exhibit "A" attached hereto and incorporated herein by reference.

The above referenced legal description does not include the primary residence of the grantor.

For back title reference, see the deed recorded in Book 2808, Page 1125, Forsyth County Registry.

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 Grantor covenants with 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 permitted exceptions listed on Exhibit "B" attached hereto and incorporated herein by reference.

[SIGNATURE PAGES TO FOLLOW]

SEPARATE SIGNATURE PAGE FOR SPECIAL WARRANTY DEED.

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

Dorothy R. Dollarhite (SEAL)
DOROTHY R. DOLLARHITE, CO-TRUSTEE OF THE
LOUIS R. DOLLARHITE REVOCABLE TRUST UAD 11/14/2007

Ricky L. Dollarhite (SEAL)
RICKY L. DOLLARHITE, CO-TRUSTEE OF THE
LOUIS R. DOLLARHITE REVOCABLE TRUST UAD 11/14/2007

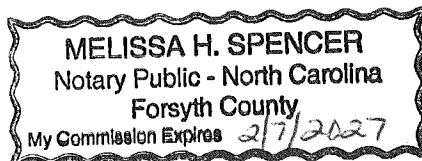
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Melissa H. Spencer, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that DOROTHY R. DOLLARHITE, CO-TRUSTEE OF THE LOUIS R. DOLLARHITE REVOCABLE TRUST UAD 11/14/2007, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

WITNESS my hand and notarial seal, this 24th day of May, 2022.

Melissa H. Spencer
Notary Public
Name: Melissa H. Spencer
My Commission Expires: 2/7/2027



STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Melissa H. Spencer, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that RICKY L. DOLLARHITE, CO-TRUSTEE OF THE LOUIS R. DOLLARHITE REVOCABLE TRUST UAD 11/14/2007, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

WITNESS my hand and notarial seal, this 24th day of May, 2022.

Melissa H. Spencer
Notary Public
Name: Melissa H. Spencer
My Commission Expires: 2/7/2027

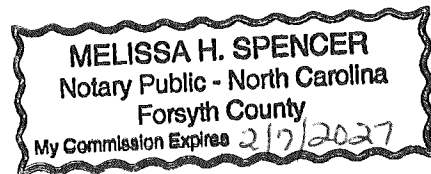


EXHIBIT A
Property Description

Lying and being situate in Kernersville Township, Forsyth County, North Carolina, and being all the property referenced as Tax Pin: 6876-98-5143 and being a portion of Deed Book 2808, Page 1125 (Tract IV) being more particularly described:

COMMENCING at an existing N.C.G.S. monument "Beam" and having localized NC Grid NAD 83 coordinates of Northing 867,846.41 feet, Easting 1,680,611.58 feet; said monument falls approximately 12 feet southwesterly from the centerline of 100-foot Right-of-Way of Norfolk Southern Railway and approximately 6 feet southeasterly from the northwesterly Right-of-Way line of West Bodenhamer St (R/W width varies);

THENCE from said monument **S76°29'08"W, 54.38 feet** to a new iron rebar having localized NC Grid NAD 83 coordinates of Northing 867,833.70 feet, Easting 1,680,558.71 feet and being at the intersection of the southwesterly Right-of-Way of said railway and the northwesterly Right-of-Way line of said street and said new iron rebar being the **POINT OF BEGINNING**;

THENCE along said northwesterly Right-of-Way line of said street, **S 70°55'29" W, 699.37 feet** to an existing 5/8" rebar marking a common corner with Lapjet Enterprises LLC (Deed Book 2727, Page 802); said point being located N 82°40'22" E, 172.39 feet from an existing 5/8" rebar;

THENCE along the easterly line of said Lapjet Enterprises, **N 03°26'41" E, 130.32 feet** to an existing 1" pipe with nail in center;

THENCE along the northerly line of said Lapjet Enterprises, **N 79°35'27" W, 452.28 feet** to an existing 1" pipe on the northeasterly Right-of-Way line of West Mountain Street (75-foot Public R/W as shown on Plat Book 40, Page 73);

THENCE along said northeasterly Right-of-Way line of said street the following six (6) courses and distances:

- 1) **N 36°35'23" W, 59.36 feet** to a new iron rebar;
- 2) **N 39°20'30" W, 102.70 feet** to a new iron rebar;
- 3) **N 42°26'51" W, 105.67 feet** to a new iron rebar;
- 4) **N 44°31'37" W, 32.93 feet** to a new iron rebar;
- 5) **N 46°55'39" W, 138.07 feet** to a new iron rebar;
- 6) **N 53°28'53" W, 123.08 feet** to a new mag nail at the intersection of said northeasterly Right-of-Way line of said street with the southeasterly Right-of-Way line of Northpark Drive (60-foot private drive);

THENCE along said southeasterly Right-of-Way of said drive, **N 22°33'40" E, 8.25 feet** to a new iron rebar;

THENCE continuing along said southeasterly Right-of-Way of said drive, **N 22°33'40" E, 418.73 feet** to a new iron rebar for a total distance of 426.98 feet; said point also marking the intersection of said southeasterly Right-of-Way of said drive with said southwesterly Right-of-Way of said railway;

THENCE along the southwesterly Right-of-Way line of said railway, **S 59°45'27" E, 931.06 feet** to a new iron rebar;

THENCE continuing along the southwesterly Right-of-Way line of said railway, **S 59°50'48" E, 606.57 feet** to the place and **POINT OF BEGINNING** containing **627,760 square feet or 14.411 acres** more or less.

For reference see survey by Allied Associates, PA, Job # PA220505, Dated: 05/23/22

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Zoning ordinances affecting the Property.
2. Taxes and assessments for the year 2022 and subsequent years, a lien not yet due and payable.
3. Deferred taxes as applicable against the insured property.
4. Easement Deed by Court Order in Settlement of Landowner Action in favor of Qwest Communications Company, LLC as recorded in Book 3141, Page 3965 of the Forsyth County Registry.
5. Grant of Easement in favor of City of Winston-Salem as recorded in Book 2067, Page 4035 of the Forsyth County Registry.
6. Easement(s) in favor of Duke Power Company as recorded in Book 824, Page 501 of the Forsyth County Registry.
7. Right of way Deed in favor of The Town of Kernersville as recorded in Book 653, Page 145 of the Forsyth County Registry.
8. Easement(s) in favor of Duke Power Company as recorded in Book 607, Page 255 of the Forsyth County Registry.
9. Easement(s) in favor of Central Carolina Telephone Company as recorded in Book 579, Page 205 of the Forsyth County Registry.
10. Easement(s) in favor of Duke Power Company as recorded in Book 424, Page 272 of the Forsyth County Registry.
11. Title to that portion of the Land, if any, lying within the Norfolk Southern Railway right of way extending up to one hundred feet (100') on each side of the tracks.
12. Matters as shown on survey by David K. Alley, dated May 18, 2022, entitled Boundary Survey For: Gene Lowder and any easements or rights-of-way associated therewith.