

2022030093 00239FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1800.00PRESENTED & RECORDED
06/24/2022 04:26:11 PM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3703**PG: 995 - 997****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$1,800
Parcel ID:	6828-59-1546
Mail/Box to:	Grantee
Prepared by:	John McNames, Waldrep Wall Babcock & Bailey PLLC, 370 Knollwood Street, Suite 600, Winston-Salem, NC 27103. No title search requested or performed.
Brief description for the Index:	375 Hanes Mill Road

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 22nd day of June 2022, by and between:

GRANTOR	GRANTEE
Hanes Mill Summit LLC, a North Carolina limited liability company 120 Club Oaks Court, Suite 200 Winston-Salem, NC 27104	LeoTerra Hanes Mill Storage, LLC, a North Carolina limited liability company 110-A Shields Park Drive Kernersville, NC 27284

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3264 page 2865.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 47 page 180.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: ad valorem taxes for the current year and subsequent years, not yet due and payable; and all easements, rights-of-way, and other restrictions of record, if any.

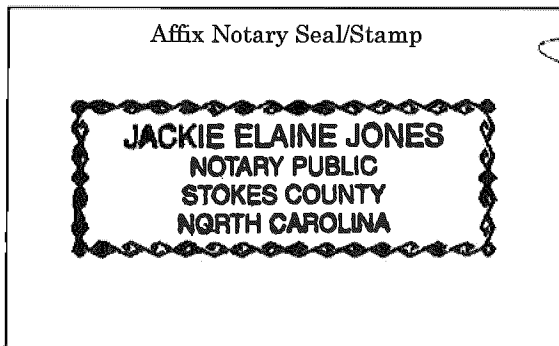
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

HANES MILL SUMMIT LLC,
a North Carolina limited liability company

By: [Signature]
Name: David B. Gilbert
Title: Member

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Jackie Elaine Jones, a Notary of the above state and ^{Stokes} county, certify that the following persons personally appeared before me on the 22nd day of June 2022 acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): David B. Gilbert



[Signature]
Notary Public (Official Signature)

My commission expires: 3/2/2023

EXHIBIT A

BEING ALL OF LOT NUMBER FIVE (5), containing 5.34307 acres, more or less, as shown on plat entitled "Survey Showing Hanes Mill Pointe Consolidating and Subdividing Lot 106 of the Plat Entitled Oak Summit Section No. 2 Plat Book 44 Page 106 with The Greater Portion of Lot J of the Plat Entitled North Summit Square Plat Book 35 Page 95" which plat is duly recorded in Plat Book 47, Page 180, Forsyth County Registry.