

2022048955 00058

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
10/28/2022 11:15:48 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3725
PG: 2593 - 2595

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Tax Parcel Identification Number: 6813-16-7250.000

This instrument was prepared by: T. Lawson Newton, 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.

Return to: Grantee: 203 W. Fourth Street, Winston-Salem, NC 27101

Mail Tax Bill to: 203 W. Fourth Street, Winston-Salem, NC 27101

Property Address: 111 Griffith Plaza Dr. Winston-Salem, NC 27103

Brief description for the Index: See Exhibit A

THIS DEED made this 27th day of October, 2022 by and between

GRANTOR

**Kelly G. Harkey and wife,
Alina Harkey**

**8100 Whitmore Cove Lane
Clemmons, NC 27012**

GRANTEE

Griffith Plaza Partners, LLC

**203 W. Fourth Street
Winston-Salem, NC 27101**

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:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Tuggle Duggins 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.

For back title reference, see the deed recorded in Book 2111 Page 1617 Forsyth County Registry.

THIS IS _____ OR IS NOT x THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: subject to easements and restrictions of record, if any; and 2022 property taxes.

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

Kelly G. Harkey (SEAL) Alina Harkey (SEAL)
Kelly G. Harkey Alina Harkey

STATE OF Forsyth and North Carolina
COUNTY OF Forsyth

I, Carla M Dry, a Notary Public for the County of Davidson and State of NC, do hereby certify that Kelly G. Harkey and Alina Harkey either being personally known to me or proven by satisfactory evidence (said evidence being Driver License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 27th day of October, 2022.

Notary Public
Name: Carla M Dry
My Commission Expires: March 12, 2023

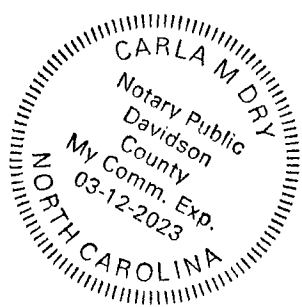


EXHIBIT A

**111 Griffith Plaza Drive
Winston-Salem, North Carolina 27103**

BEGINNING at an iron pipe in the south margin in the right of way of Griffith Plaza Drive, said iron pipe marking the northwest corner of that property conveyed to Bob H. Stilp in Deed Book 1578, Page 695, Forsyth County Registry, reference to which is hereby made for a more particular description of the point and place of BEGINNING; thence running with the south margin of the right of way of said street, South 88 deg. 08 min. 03 sec. East 100.00 feet to an iron pipe; thence a new line with Bob H. Stilp South 01 deg. 51 min. 38 sec. West 139.61 feet to an iron pipe in the North line of property now or formerly owned by Hege; thence funning with Hege's line and falling in with the line of Ebert North 86 deg. 06 min. 15 sec. West 100.01 feet to an iron pipe; thence North 01 deg. 51 min. 58 sec. East 139.56 feet to the point and place of BEGINNING, according to a survey prepared by Phillip R. Ball, R.L.S., dated 11-19-1986 and revised 5-11-90 and further being designated as Job No. Ls-474.

The above-described property is a part of Lot 9 and part of Lot 11, Griffith Industrial Park as shown on Plat Book 30, Page 10, in the Office of the Register of Deeds of Forsyth County, North Carolina.