

2022053177 00206FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5600.00PRESENTED & RECORDED
11/30/2022 04:42:46 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASSTBK: RE 3730
PG: 3053 - 3055**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$5,600.00

PIN: 6803-97-1779.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search

Brief description for the Index: 4.0824 acres, Kimwell Drive

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

GRANTOR	GRANTEE
KIMWELL RE LLC a North Carolina Limited Liability Company 845 Windalier Lane Winston-Salem, NC 27106	Kimwell Drive Properties LLC a North Carolina Limited Liability Company 3600 Glenwood Avenue, Ste 320 Raleigh, NC 27612

The designation Grantor and Grantee as used herein shall include said parties, their 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:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO.

Property Address: 3760 Kimwell Drive, Winston-Salem, NC

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

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.

Submitted electronically by "Manning Fulton & Skinner, 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.

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:

1. 2022 ad valorem taxes to be prorated and paid at closing.
2. All matters revealed by plat recorded in Plat Book 72, Page 130.
3. Any portion of the property lying within the rights of way of Kimwell Drive and Empire Drive.
4. Restrictions recorded in Book 1173, Page 381, Book 1173, Page 385 and Book 1189, Page 401.
5. Easement to Southern Power Company recorded in Book 149, Page 252.
6. Easement to Southern Public Utilities Company recorded in Book 357, Page 113.
7. Easement to City of Winston-Salem recorded in Book 884, Page 483; Book 884, Page 487; and Book 1020, Page 606.
8. Easement to Duke Power Company recorded in Book 1290, Page 243.
9. Sight easement to Winston-Salem Stratford Park, Inc. recorded in Book 1299, Page 981.
10. This property is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in Forsyth County land records, Book 3558, Page 1359 and as shown in Plat Book 72, Pages 130-131

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized Managing Member as of the day and year first above written.

KIMWELL RE LLC

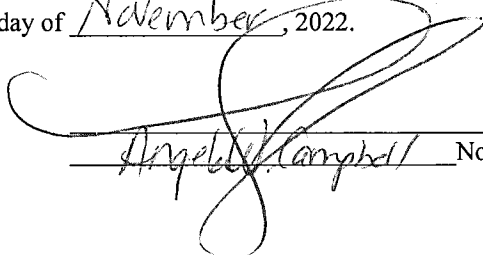
By: 
Kyle Winslow, Managing Member

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Kyle Winslow Managing Member of Kimwell RE LLC, a NC limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 21 day of November, 2022.

My Commission Expires: 02-09-2027

 Notary Public

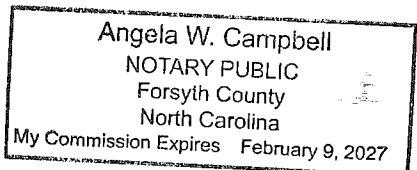


EXHIBIT "A"

Beginning at an iron, said iron lying at the intersection of the southern right of way line of Kimwell Drive and the western right of way line of Empire Drive, said iron also being the northeastern corner of Tract Three of the property conveyed to Sonoco Products Company in Book 1358, Page 1316 and Book 1361, Page 186, Forsyth County Registry; running thence from said beginning point along the western right of way line of Empire Drive the following three courses and distances: South 41° 31' 00" West 225 feet to an iron; thence South 41° 31' 00" West 187.10 feet to an iron; thence South 41° 00' 00" West 7.90 feet to an iron; thence leaving the right of way line of Empire Drive and running North 55° 06' 07" West 358.83 feet to an iron, said iron lying in the southeast corner of that property conveyed to Tension Envelope Corporation in Book 1477, page 577, Forsyth County Registry; running thence with Tension Envelopes Corporation's eastern line the following two courses and distances; North 31° 50' 32" East 229.80 feet to an iron; thence North 31° 50' 32" East 238.17 feet to an iron, said iron lying in the southern right of way line of Kimwell Drive; running thence along said right of way line South 48° 29' 00" East 435.00 feet to an iron, the Point and Place of Beginning, containing 4.0824 Acres, more or less.

Address: 3760 Kimwell Drive, Winston-Salem, NC 27103