

2022053178 00207

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

11/30/2022 04:42:46 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3730

PG: 3056 - 3058

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$.00

PIN 6803-97-1779.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law, a licensed North Carolina attorney. No title search provided or requested.

Brief description for the Index:

THIS DEED made this 28 day of November, 2022, by and between

GRANTOR

Kimwell RE LLC
A North Carolina Limited Liability Company
845 Windalier Lane
Winston-Salem, NC 27106

GRANTEE

Kimwell Drive Properties LLC
a North Carolina Limited Liability Company
3600 Glenwood Drive
Raleigh, NC 27612

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 in 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.

All or a portion of the property herein conveyed ___ includes or XX 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Kimwell RE LLC

By: [Signature]
Kyle Winslow, Managing Member

State of North Carolina - County of

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Kyle Winslow, Managing Member of Kimwell RE LLC 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 28 day of November, 2022.

My Commission Expires: 02-09-2027
(Affix Seal)

[Signature]
Notary Public
Notary's Printed or Typed Name

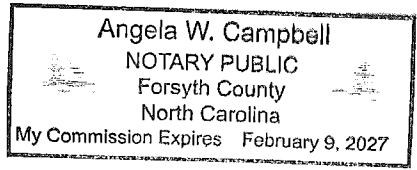


EXHIBIT ALegal Description

Being all of that tract or parcel of land located in Forsyth County, North Carolina and being more particularly described as follows:

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; Thence along said western right of way line of Empire Drive for the following three calls: (1.) S 40° 17' 21" W for a distance of 224.94 feet; (2.) S 40° 08' 05" W for a distance of 187.13 feet to a point; (3.) S 36° 46' 09" W for a distance of 7.58 feet to a point; Thence departing said western right of way line of Empire Drive, N 56° 30' 46" W for a distance of 359.29 feet to a point; Thence, N 30° 27' 51" E for a distance of 229.81 feet to a point; Thence, N 30° 27' 51" E for a distance of 238.18 feet to a point on said southern right of way line of Kimwell Drive; Thence along said southern right of way line of Kimwell Drive, S 49° 51' 02" E a distance of 435.65 feet to the point of beginning, containing 175,229 square feet or 4.022 acres, more or less, as shown on that survey entitled "ALTA/NSPS Land Title Survey 3760 Kimwell Dr", dated November 30, 2022, prepared by Jonathan F. Murphy, Professional Land Surveyor.