

2023008164 00054FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1120.00PRESENTED & RECORDED
03/15/2023 12:39:49 PM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3744**PG: 2184 - 2187****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	1,120.00
Parcel ID:	6856-41-4108
Mail/Box to:	Grantee
Prepared by:	Patrick S. Lineberry, Tuggle Duggins, PA, PO Box 2888, Greensboro, NC 27402
Brief description for the Index:	AAA CARPETS INC LO008D BL3256 BU1 3465 Myer Lee Dr.

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 9th day of March, 2023, by and between:

GRANTOR	GRANTEE
BRENT D. TRIPLETT and spouse, CAROLYN S. TRIPLETT 5411 Trilliumplace Dr. Kernersville, NC 27284	MYER LEE INVESTORS, LLC, a North Carolina limited liability company 101 Centreport Dr. Greensboro, NC 27409

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 the City of Winston-Salem, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2503 page 2379.

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 _____ page ____.

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:

Restrictions, easements, and rights of way of record and ad valorem taxes for the current year.

[SIGNATURES ON FOLLOWING PAGE]

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

Brent D Triplett

Name: BRENT D. TRIPLETT

Carolyn S Triplett

Name: CAROLYN S. TRIPLETT

Name:

Name:

Entity Name

By:

Name:

Title:

By:

Name:

Title:

STATE OF North Carolina, COUNTY OF Cecil Ford

I Sheila M. Duckett, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 9th day of March 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any):

BRENT D. TRIPLETT and CAROLYN S. TRIPLETT

Affix Notary Seal/Stamp

SHEILA M. DUCKETT
NOTARY PUBLIC
CASWELL COUNTY, NC
My Commission Expires 12-16-25

Sheila M. Duckett

Notary Public (Official Signature)

My commission expires: 12-16-25

EXHIBIT A

BEGINNING at an iron along the northwest right of way of Myer Lee Drive, said iron marking a common corner of the within described property and the GG&E LLC property (Deed Book 2070, Page 2880, Forsyth County Registry; Tax Lot 109, Block 3263, Forsyth County Tax Maps) where the within described property and the GG&E LLC property intersects with the northwest right of way line of Myer Lee Drive; thence from said beginning point on a line across Myer Lee Drive, South 43° 27' 39" East 59.68 feet to a point along the southeast right of way line of Myer Lee Drive, said point marking the easternmost corner of the within described property and the southernmost corner of the GG&E LLC property; thence along the southeast right of way line of Myer Lee Drive, South 46° 10' 31" West 123.43 feet to a point; thence a line across Myer Lee Drive, South 88° 58' 51" West 127.03 feet (crossing an iron at 87.66 feet), which said iron marks the intersection of this property and the northwest right of way line of Myer Lee Drive and also is a corner of the Applied Technical Services, Inc. property (Deed Book 2132, Page 632, Forsyth County Registry; Tax Lot 6T, Block 3263, Forsyth County Tax Maps) to an iron; thence North 51° 59' 50" West 432.29 feet (crossing an iron at 377.25 feet which marks an intersection of this property and the southern right of way line of the Norfolk-Southern Railroad right of way) to a point along the center line of the Norfolk-Southern Railroad right of way; thence along the center line of the Norfolk-Southern Railroad right of way North 62° 28' 43" East 292.59 feet to a point marking the northernmost corner of the within described property; thence South 43° 27' 39" East 372.41 feet (crossing an iron at 52.44 feet which marks an intersection of this property and the southern right of way of the Norfolk-Southern Railroad right of way) to an iron marking the point and place of BEGINNING and containing 2.521 acres, more or less. (1.975 acres lies outside of the right of way of Myer Lee Drive and the Norfolk-Southern Railroad right of way; 0.333 acres lies within the right of way of Norfolk-Southern Railroad; 0.213 acres lies within the right of way of Myer Lee Drive). This description is in accordance with a survey prepared by Triad Land Surveying, P.C. (Wayne T. Sims, PLS) entitled "Map for Brent Triplett" dated June 25, 2004 and being designated as Job No. 12538.