

2023008165 00055

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/15/2023 12:39:49 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3744
PG: 2188 - 2191

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	NTC
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 NON-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 makes no warranty of title to the Property.**

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-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

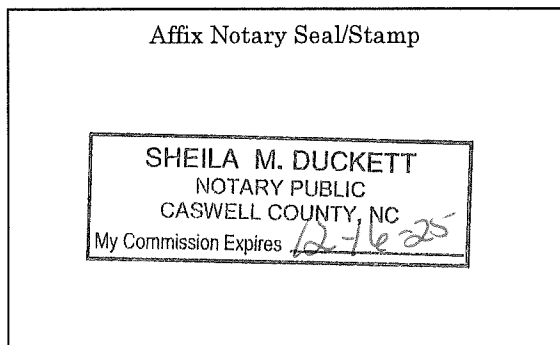
By: _____
Name:
Title:

By: _____
Name:
Title:

STATE OF North Carolina, COUNTY OF Guilford

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



Sheila M. Duckett
Notary Public (Official Signature)
My commission expires: _____

EXHIBIT A
(survey description)

BEGINNING at a $\frac{3}{4}$ " EIP (bent nail found) in the Northern margin of the right of way of Myer Lee Drive, and continuing thence South $43^{\circ} 27' 39''$ East 59.68 feet to a point in the Southern margin of the right of way of Myer Lee Drive; thence with the Southern margin of the right of way of Myer Lee Drive South $46^{\circ} 10' 31''$ West 123.43 feet to a point in the Southern margin of the right of way of Myer Lee Drive; thence leaving the Southern margin of Myer Lee Drive and continuing South $88^{\circ} 58' 51''$ West 127.03 feet to a $\frac{3}{4}$ EIP; thence North $51^{\circ} 59' 50''$ West 432.29 feet to a point within the right of way of Norfolk-Southern Railroad (per Deed Book 1382, Page 133, Forsyth County Registry); thence running within said right of way of Norfolk-Southern Railroad North $62^{\circ} 28' 43''$ East 292.59 feet to a point within said right of way of Norfolk-Southern Railroad; thence away from said right of way of Norfolk-Southern Railroad and continuing South $43^{\circ} 27' 39''$ East 372.41 feet to the point and place of BEGINNING, and comprising a gross area of 2.521 acres, as shown on a survey entitled "Map for Myer Lee Investors, LLC" by Larry L. Callahan, P.L.S., Job No. 12538, dated 6/25/04 and revised 2/9/2023.