

2023014255 00023

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED
 05/02/2023 10:12:41 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3751
PG: 3967 - 3968

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: 600.00

PIN 6936-29-8843.000

Grantor Address: 1136 Louise Road, Suite 105
 Winston-Salem, NC 27107

Grantee's Address: 25369 Elk Lick Road
 Chantilly, VA 20152

This instrument was prepared by: R. Brandt Deal-No Title Search

Recording Requested by:

Brief Description for the Index: 0.31 acre +/- Dominion Street

This Deed made this 28 day of April, 2023, by and between**GRANTOR: Warm Field Storage, LLC a North Carolina limited liability company****GRANTEE: Gregory F. Meyer and wife, Claudine M. Meyer**

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 Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at a point in the west line of Dominion Street (formerly "B" Street) and in the northeast right-of-way line of Southern Railway 50 feet from the center of the track; thence with said Railway Company property as it curves to the left, the chord of which is North 39° 18' West 154.85 feet to the point of tangent, 52.35 feet northeast of the center line of said track; continuing along said Railway North 42° 14' West 94.28 feet to an iron stake 51.90 feet northeast of the center of said track, a new corner of property of the grantors herein; thence on a new line North 82° 35' East 135.63 feet to an iron stake in the west line of said Dominion Street; thence with the west line of Dominion Street South 07° 25' East 208.9 feet to the place of BEGINNING, containing 13,300 square feet, more or less (0.31 of an acre, more or less) and being the south portion of the property described in deed from Imperial Tobacco Company dated March 28, 1960, and recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Deed Book No. 802 at Page No. 464, and is all the property southwardly from the new line of the grantors to the west line of said Dominion Street and to the northeast right-of-way line of the Southern Railway Company.

Submitted electronically by "T Dan Womble Attorney"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

And the Grantor covenants with the Grantees, the 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:

Easements and restrictions of record, if any and 2023 ad valorem taxes.

IN WITNESS WHEREOF, the undersigned Limited Liability Company Grantor has caused this instrument to be signed in its limited liability company name by its duly authorized member manager, and has adopted as its seal the word (SEAL) appearing at or beside its name and the signature the day and year first above written.

Warm Field Storage, LLC a North Carolina limited liability company

By: W. G. Armfield (SEAL)
Wade G. Armfield, Managing Member

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, a Notary Public of Forsyth County, North Carolina, certify that Wade G. Armfield personally appeared before me this day and acknowledged that he is Managing Member of **Warm Field Storage, LLC** a North Carolina limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and official stamp or seal, this 28 day of April, 2023

R Brandt Deal
Notary Public
My Commission Expires: _____

(Notary Seal) R Brandt Deal
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires September 29, 2025