

2023018361 00114

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 06/01/2023 02:03:11 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3756
 PG: 4267 - 4270

NORTH CAROLINA NON WARRANTY DEED

Excise Tax:	NTC
Parcel ID:	6876-98-6084.000
Mail/Box to:	Grantee
Prepared by:	Adam T. Duke
Brief description for the Index:	900 W Mountain Street, Kernersville

THIS NON WARRANTY DEED ("Deed") is made on the 31st day of May 2023, by and between:

GRANTOR	GRANTEE
WEST MOUNTAIN, LLC, a North Carolina limited liability company 2810 Griffith Road Winston-Salem, North Carolina 27103	DEERE & COMPANY, a Delaware corporation 1 John Deere Place Moline, IL 61265 Attn: Tax Department

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 Kernersville Township, Forsyth County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3700, page 2410, Forsyth County Registry .

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

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.**

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

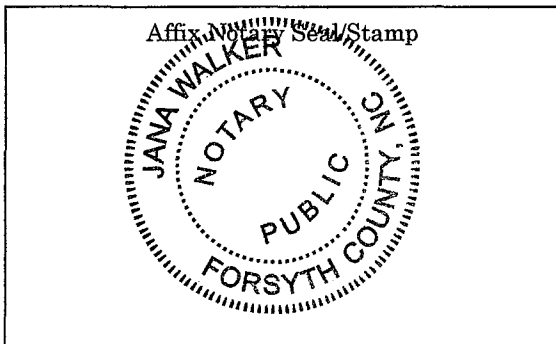
**WEST MOUNTAIN, LLC, a
North Carolina limited liability company**

By: _____

M. Eugene Lowder
M. Eugene Lowder, Manager

STATE OF NC, COUNTY OF Forsyth

I Jana Walker, a Notary of the above state and county of Forsyth, certify that the following person personally appeared before me on the 31 day of May 2023, acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein: M. Eugene Lowder, Manager of West Mountain, LLC, a North Carolina limited liability company.



Jana Walker
Notary Public (Official Signature)

My commission expires: 10/02/2024

EXHIBIT A**LEGAL DESCRIPTION (AS SURVEYED) – 900 W. MOUNTAIN STREET,
KERNERSVILLE**

All that certain tract or parcel of land, being located in the Town of Kernersville, Forsyth County, North Carolina, being more particularly described as follows:

COMMENCING at an existing N.C.G.S. monument "Beam", said monument having North Carolina State Plane Grid Coordinates (NAD 83/2001) of North(y) = 867,846.47 feet and East(x) = 1,680,611.53 feet, said monument being approximately 12 feet southwesterly from the centerline of 100-foot right-of-way of the Norfolk Southern Railway and approximately 6 feet southeasterly from the northwesterly Right-of-Way line of West Bodenhamer St. [NCSR 2089] (right-of-way width varies);

THENCE from said monument S76°28'48"W, 54.43 feet to a metal rebar found at the intersection of the southwesterly right-of-way of said railway and the northwesterly right-of-way line of said street, being the true POINT AND PLACE OF BEGINNING;

THENCE along said northwesterly right-of-way line of W. Bodenhammer Street, S 70°55'39" W, 699.41 feet to a metal rebar found marking a common corner with Lapjet Enterprises LLC (Deed Book 2727, Page 802, Forsyth County Register of Deeds); said point being located N 82°38'37" E, 172.31 feet from a metal rebar found;

THENCE along the easterly line of said Lapjet Enterprises, N 02°57'29" E, 130.46 feet to a point on a timber retaining wall, said point being located S 02°57'29" W, 0.82 feet from a magnetic nail found atop said wall, said point being located S 79°35'22" E, 1.13 feet from a nail found inside of an iron pipe;

THENCE along the northerly line of said Lapjet Enterprises, N 79°35'22" W, 451.16 feet to an iron pipe found in the northeasterly right-of-way line of West Mountain Street [N.C Highway 66] (75-foot public right-of-way as shown on Plat Book 40, Page 73);

THENCE along the northeasterly right-of-way line of W. Mountain Street the following six (6) courses and distances:

- 1) N 36°37'07" W, 59.37 feet to a metal rebar found;
- 2) N 39°18'52" W, 102.70 feet to a metal rebar found;
- 3) N 42°27'52" W, 105.68 feet to a metal rebar found;
- 4) N 44°29'23" W, 32.95 feet to a metal rebar found;
- 5) N 46°57'01" W, 138.10 feet to a metal rebar found; and
- 6) N 53°28'40" W, 123.07 feet to a magnetic nail found at the intersection of the northeasterly right-of-way line of W. Mountain Street with the southeasterly right-of-way line of Northpark Drive (60-foot private drive);

THENCE along said southeasterly right-of-way of Northpark Drive, N 22°38'45" E, 8.22 feet to a metal rebar found;

THENCE continuing along the southeasterly right-of-way of Northpark Drive,

N 22°33'40" E, 418.83 feet to a metal rebar found, said rebar marking the intersection of said southeasterly right-of-way of Northpark Drive with the southwesterly right-of-way of the Norfolk Southern Railway;

THENCE along the southwesterly right-of-way line of said railway, S 59°45'22" E, 931.14 feet to a metal rebar found;

THENCE continuing along the southwesterly right-of-way line of said railway, S 59°50'40" E, 606.57 feet to the place and POINT OF BEGINNING containing 627,917 square feet or 14.415 acres more or less.