

2023018801 00164

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$150.00

PRESENTED & RECORDED

06/05/2023 03:18:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3757

PG: 2218 - 2221

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 150.00

Primary Residence of Grantor: No

Parcel Identifier No. 6813-15-2585.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 2nd day of June, 2023, by and between

GRANTOR	GRANTEE
JAMES M. WILSON AND SPOUSE, CORDIA L. WILSON 100 WICKERSHAM DRIVE STATESVILLE, NC 28625	GRIFFITH PLAZA PARTNERS, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 4200 COLD SPRINGS WINSTON-SALEM, NC 27106

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, all that certain lot or parcel of land situated in the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"This property was acquired by Grantor via instrument recorded in Book 2076, Page 902.

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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

And the Grantor covenants with the Grantee, that 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:

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

[Signature] (SEAL)
JAMES M. WILSON

[Signature] (SEAL)
CORDIA L. WILSON

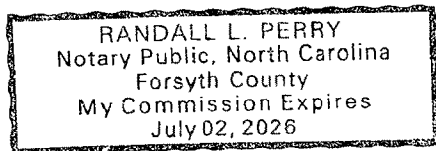
State of NC - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that JAMES M. WILSON AND CORDIA L. WILSON personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 5th day of June, 2023.

(Affix Notary Stamp Below)

[Signature]
Notary Public (Signature)



Randall L. Perry
Notary Public (Printed Name)

My Commission Expires: 7.2.2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Located in Southfork Township, Forsyth County, North Carolina, and more particularly described as follows:

TRACT 1: To find the true point and place of Beginning, begin at an iron stake located in the South line of the property conveyed to D. C. Williams and wife by deed recorded in Deed Book 1039, page 221, Forsyth County, North Carolina Register of Deeds, said Beginning point also being located North 87 deg. 39 min. 20 sec. West 500.00 feet from the Northwest corner of a lot conveyed to Mary Y. Henry by deed recorded in Deed Book 1037, page 1436, Forsyth County, North Carolina Register of Deeds; thence South 02 deg. 01 min. 42 sec. West 143.55 feet to a nail and cap located in the center line of a 30 foot access and utility easement; thence South 88 deg. 35 min. 14 sec. West with the center line of said access and utility easement 59.88 feet to a point over a concrete culvert under said access and utility easement surface; thence North 88 deg. 17 min. 50 sec. West 36.70 feet to a point in the center line of said 30-foot access and utility easement, the true point and place of Beginning; thence South 01 deg. 19 min. 29 sec. East with a new line 160.22 feet to a point in the original property line of Smith Realty of Lexington, Inc.; thence North 88 deg. 17 min. 50 sec. West with the old line 86.34 feet to a point in the old line; thence North 01 deg. 19 min. 29 sec. West with a new line 160.22 feet to a point in the center line of said 30-foot access and utility easement; thence South 88 deg. 17 min. 50 sec. East with the center line of said access and utility easement 86.34 feet to the true point and place of Beginning, as surveyed by Marris Baker Gupton, RLS #1845, April 30, 1981.

TOGETHER with a non-exclusive 30-foot wide roadway easement extending from the West right-of-way line of Griffith Road to the East line of the property of Smith Realty of Lexington, Inc., and continuing across the property of Smith Realty of Lexington, Inc. along the Southernmost line of the 0.485 acre tract to the Southwestern corner of the 0.485 acre tract. Said easement is more particularly described in Deed Book 1317, page 280 and Deed Book 1217, page 902, Forsyth County, NC Register of Deeds, to which reference is hereby made.

SUBJECT to a portion of said 30-foot access and utility easement as described in Deed Book 1317, page 280 and Deed Book 1217, page 902, which easement crosses the Northernmost 15 feet of the tract described above.

TOGETHER WITH a 10-foot water line easement extending from the center line of Armstrong Drive to the Northern boundary of the property of Smith Realty of Lexington, Inc. as described in Deed Book 1317, page 280, said 10-foot water line easement being more particularly described in Deed of Easement from Jim Ballas in Deed Book 1316, page 1470, Forsyth County, NC Register of Deeds, to which reference is hereby made for a more particular description; and together with the right to extend water line from the above tract to said 10-foot utility easement across other property of Smith Realty of Lexington, Inc.

TOGETHER WITH a 12.5 foot access and utility easement running along the Westernmost boundary of the above-described tract and extending all of the way from the center line of the 30-foot access and utility to the Southernmost original property line of Smith Realty of Lexington, Inc. and being 12.5 feet in width for the entire distance.

SUBJECT to a 12.5 foot access and utility easement running along the Westernmost boundary of the above-described tract and extending all of the way from the center line of the 30-foot access and utility easement to the Southernmost original property line of Smith Realty of Lexington, Inc., and being 12.5 feet in width for the entire distance and being a strip 12.5 feet off the Western side of the tract described above.

The property herein conveyed is that identical property described in deed dated December 14, 1986 and recorded in Book 1580, page 745, Forsyth County Register of Deeds.

The property herein conveyed is subject to easements and rights-of-way for public utilities and public roadways existing of record or visible upon the premises and is further subject to all liens and encumbrances upon the premises herein described, which liens and encumbrances the Grantee assumes and agrees to pay according to their terms, and the Grantee does agree to indemnify and hold harmless the Grantor from any liability for such liens or encumbrances.

TRACT 2: BEGINNING at an iron stake, said iron stake being the Northwestern corner of that property described in Deed Book 1580, page 744, Forsyth County, NC Register of Deeds; thence South 01 deg. 19 min. 23 sec. East 160.45 feet to an iron stake in the Wilson line; thence North 88 deg. 17 min. 59 sec. West 9.00 feet to a point; thence North 01 deg. 19 min. 23 sec. West 160.45 feet to a point; thence South 88 deg. 19 min. 14 sec. East 9.00 feet to the place of the Beginning and being a 9-foot strip of land along the Western boundary of the property described in Deed Book 1580, page 744 in the Forsyth County, NC Register of Deeds. This being the identical property conveyed to Winford Austin Wilson and wife, Becky M. Wilson, from Smith Realty of Lexington, Inc., a North Carolina corporation, dated June 8, 1989, recorded in Deed Book 1671, page 2199, Forsyth County Registry.

For further reference, see Deed from Redwood Limited to Smith Realty of Lexington, Inc. recorded in Deed Book 1317, page 280 in the Forsyth County Register of Deeds.

**Property Address: 2901 Nieman Industrial Drive
Winston-Salem, NC 27103**