

**2023021542 00160**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$11000.00**

PRESENTED & RECORDED  
06/26/2023 04:47:06 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3760**  
**PG: 3326 - 3328**

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 11,000.00

Parcel Identifier No. 6886-90-2620; 6886-90-0816; 6886-91-2150

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401

This instrument was prepared by: Farrior & Associates, 400 W. Fisher Ave, Greensboro, NC 27401

NO OPINION OF TITLE OR THE ACCURACY OF THE DESCRIPTION RENDERED NOR REQUESTED

Brief Description for the Index: 1080 Snow Bridge Lane, Kernersville, NC 27284

**THIS DEED made this 26th day of JUNE, 2023, by and between Grantor(s) and Grantee(s)**

**GRANTOR(S):**

***THE BRIDGE FELLOWSHIP, INC. (f/k/a Calvary Chapel of The Triad, Inc.),  
a North Carolina Nonprofit Corporation***

***1080 Snow Bridge Lane, Kernersville, NC 27284***

**GRANTEE(S):**

***FN Prestige Worldwide LLC,  
a North Carolina Limited Liability Company***

***1080 Snow Bridge Lane, Kernersville, NC 27284***

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 Exhibit A, attached hereto and incorporated herein by reference.  
[The above-described property is NOT the primary residence of the Grantor.]**

Submitted electronically by "Tuggle Duggins P.A."  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in BOOK 2945, PAGE 3223

A map showing the above-described property is recorded in Plat Book 38 Page 168.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of way and easements properly of record, if any and current year ad valorem taxes.

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

**THE BRIDGE FELLOWSHIP, INC. (f/k/a Calvary Chapel of The Triad, Inc.),  
a North Carolina Nonprofit Corporation**

By: [Signature] (SEAL)  
Name: David McGee  
Title: President

STATE OF NORTH CAROLINA – COUNTY OF Guilford  
(Identification verified by Driver's License ; Familiarity )

I, Sheila M. Duckett, the undersigned Notary Public of the County and State aforesaid, certify that DAVID MCGEE personally came before me this day and acknowledged that he is the President of THE BRIDGE FELLOWSHIP, INC. (f/k/a Calvary Chapel of The Triad, Inc.), a North Carolina Nonprofit Corporation, and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 26<sup>th</sup> day of JUNE, 2023.

Sheila M. Duckett  
Notary Public

My Commission Expires: 12-16-25

[NOTARY SEAL]

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

**EXHIBIT "A"**

Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows:

**BEGINNING** at an iron pipe in the southern right-of-way line of Old Greensboro Road (SR2045), said point of beginning being the northwest corner of W. Avalon Potts (Deed Book 1489, Page 1540, Forsyth County Registry), said point of beginning also being described as a Benchmark: Town of Kernersville, "Athletic" (N-860588.0015;E-1689901.2323); thence continuing with the western line of W. Avalon Potts South 27°59'45" West 463.77 feet to an iron pipe, the northeast corner of Forsyth Technical Community College (Deed Book 1845, Page 798, Forsyth County Registry); thence continuing with the northern line of Forsyth Technical Community College North 75° 09' 10" West 980.69 feet to an iron pipe found; thence North 75° 59' 08" West 160.63 feet to a point ;thence North 59°46'54" East 227.22 feet to a point; thence North 22° 57' 30" East 202.39 feet to a point; thence North 44°39'04" East 326.33 feet to a point; thence North 02°17'31" East 92.36 feet to a point in the line of the Town of Kernersville (Tax Lot 50, Block 5401); thence continuing with the line of the Town of Kernersville North 19°49'42" East 90.30 feet to a point in the southern right of way line of Old Greensboro Road (SR2045); thence continuing with the southern right of way line of Old Greensboro Road South 82°19'35" East 118.43 feet to a point; thence continuing South 63°12'19" East 177.00 feet to a point; thence continuing South 54°30'29" East 161.54 feet to an iron pipe found; thence South 43°04'38" East 549.70 feet to the point and place of **BEGINNING**, containing approximately 14.598 acres, more or less, and described as Lot 1 and Lot 3 on a survey for Sepia, Inc., Dudley Products, Inc. and National City Bank, drawn by Kent J. Franklin, P.L.S., dated November 28, 2001, Job #10585-4.