

2023023302 00109

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$970.00

PRESENTED & RECORDED
 07/11/2023 02:38:20 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3762
PG: 3795 - 3799

Mail deed and tax bills to Grantee: **109 Fogler Street, Clemson, SC 29631**

Prepared by: **Raymond D. Thomas (Thomas and Bennett), a North Carolina licensed attorney**
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
 No title exam or closing performed by or requested of Drafting Attorney
 116 S. Cherry Street, Suite C, Kenersville, NC 27284

Excise Tax: \$970.00

Brief description: **Lot on East Bodenhamer Street**

GENERAL WARRANTY DEED

THIS DEED made this 5th day of July, 2023, by and between:

<p>GRANTOR:</p> <p>BODENHAMER ASSOCIATES, a North Carolina Partnership</p> <p>Grantor address: 822 Old Winston Road, Suite 1 Kenersville, NC 27284</p>	<p>GRANTEE:</p> <p>PARTCO KERNERSVILLE, LLC, a North Carolina limited liability company</p> <p>Grantee address: 109 Folger Street, Clemson, SC 29631</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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 Forsyth County, North Carolina, and more particularly described as set forth on **Exhibit A** which is attached hereto and made a part hereof.

submitted electronically by "Hazlehurst & Blake, 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the all of the Partners of the Grantor have hereunto set their hands and seals on behalf of and with the authority of the Grantor

Ronnie J. Roberts (Seal)
Ronnie J. Roberts, General Partner

James E. Stockton (Seal)
James E. Stockton, General Partner

Danny T. Caudill (Seal)
Danny T. Caudill, General Partner

Raymond D. Thomas (Seal)
Raymond D. Thomas, General Partner

Morgan Lynn Webb White (Seal)
Morgan Lee Webb White, General Partner
Lynn MWW

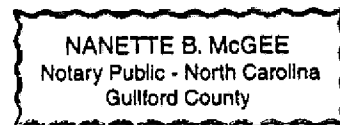
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Ronnie J. Roberts, General Partner of Bodenhamer Associates

July 5, 2023

Place notary seal below this line:

Nanette B. McGee
Notary Public



Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James E. Stockton, General Partner of Bodenhamer Associates

July 5, 2023

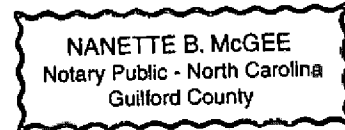
Place notary seal below this line:

[Handwritten Signature]

Notary Public

Print/Type Name: Nanette B McGee

My Commission Expires: September 24, 2025



North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Danny T. Caudill, General Partner of Bodenhamer Associates

July 6, 2023

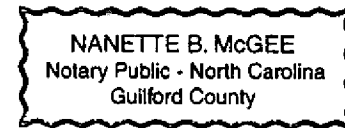
Place notary seal below this line:

[Handwritten Signature]

Notary Public

Print/Type Name: Nanette B McGee

My Commission Expires: September 24, 2025



North Carolina, Forsyth County

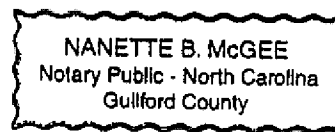
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Raymond D. Thomas, General Partner of Bodenhamer Associates

July 5, 2023

Place notary seal below this line:

Nanette B. McGee

Notary Public



Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Morgan Lee Webb White, General Partner of Bodenhamer Associates

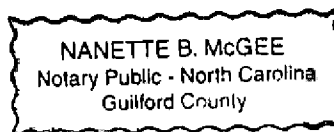
Lynn MWW

July 10, 2023

Place notary seal below this line:

Nanette B. McGee

Notary Public



Print/Type Name: Nanette B. McGee

My Commission Expires: September 24, 2025

EXHIBIT A

BEGINNING at an established iron pipe at the back of a concrete sidewalk running parallel with the northeast margin of the right of way of Bodenhamer Street, corner with the property of Sallie L. Greenfield, thence with the line of Sallie L. Greenfield property, North $59^{\circ} 46' 14''$ East 175.64 feet to a new iron pipe in the southwest margin of the right of way of King Street; thence with the southwest margin of the right of way of King Street South $29^{\circ} 47' 57''$ East 100 feet to a nail found, corner of the property of Takapa Investment Corp. as described in Book 1674 at page 888, Forsyth County Registry; then with the line of Takapa Investment Corp., South $59^{\circ} 47' 59''$ West 175.84 feet to an established iron pipe at the back of the sidewalk located at the northeast margin of the right of way of Bodenhamer Street; thence running with the back edge of the sidewalk running parallel with the northeast margin of the right of way of Bodenhamer Street, North $29^{\circ} 41' 00''$ West 99.91 feet to the point and place of BEGINNING according to a survey entitled "James Partridge" dated June 8, 2023 by Thomas A. Riccio, PLS.

The above property is the same as that described in Book 1536 at page 1313, Forsyth Registry and designated as PIN#6886-45-0011 (Lot 30, Block 2120) on the Forsyth County Tax Maps.

117 East Bodenhamer Street, Kernersville, NC 27284