

**2023032448 00053**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$720.00

PRESENTED & RECORDED  
09/21/2023 11:50:21 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3773  
PG: 4138 - 4141

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$720.00

Parcel Identifier No. 6886-44-5265.000

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

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

Mail to: Grantee

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange.

*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: Lots 2 Block 2119 Burke Street DB 2837 PG 4181

THIS DEED made the \_\_\_\_ day of \_\_\_\_\_, 2023, by and between

GRANTOR	GRANTEE
<p><b>Nelson Properties, LLC,</b> <i>an Illinois limited liability company</i></p> <p>Grantor Address: 632 West Roosevelt Road Chicago, IL 60607</p>	<p><b>Griffith Plaza Partners, LLC ,</b> <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 313-315 East Bodenhamer Street Kernersville, NC 27284</p>

*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 Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described is not the primary residence of the Grantors.

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.

submitted electronically by "Equitas Law Partners LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Nelson Properties, LLC, an Illinois Limited Liability Company

By: [Signature] (SEAL)  
Richard Nelson, Manager

By: [Signature] (SEAL)  
Felice Nelson, Manager

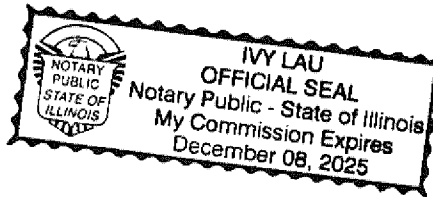
STATE OF ILLINOIS  
COUNTY OF COOK

I, IVY LAU, a Notary Public, certify that Richard Nelson and Felice Nelson, Managers of Nelson Properties, LLC personally came before me this day and acknowledged that they are Managers of Nelson Properties, LLC, a Limited Liability Company, and that they, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 19 day of September 2023.

[Signature]  
Official Signature of Notary  
Printed or typed name of Notary IVY LAU

My Commission Expires: December 08, 2025



**Exhibit "A"**

**Property of Griffith Plaza Partners, LLC , a North Carolina Limited Liability Company  
313-315 East Bodenhamer Street**

**313-315 East Bodenhamer Street - 6886-44-5265.000**

BEGINNING at a concrete monument marking the edge of the right of way on the North side of Bodenhamer Street, said concrete monument also being in the East line of property owned by Nelson Properties, LLC (DB 2115, Pg 762), formerly Adams Millis Corporation; thence from said Beginning point running with the Nelson Properties line, North 42 degrees 10 minutes East 276.83 feet to an iron stake; thence continuing with another line of Nelson Properties, South 37 degrees 58 minutes 3 seconds East 100.35 feet to an iron stake in the W. O. Carter Heating Company (now or formerly) line; thence with said line South 40 degrees 17 minutes 4 seconds West 279 .19 feet to an iron stake in the north margin of the right of way of Bodenhamer Street; thence, running with the north margin of the right of way of said Bodenhamer Street, North 37 degrees 39 minutes West 109.77 feet to the point and place of Beginning, according to a survey by Larry Callahan, R.L.S., dated October 4, 1979, also being the R. L. Rumlley property as shown in Plat Book 9, Page 146, Forsyth County Registry, and being the same property as described in Deed Book 1287, Page 259 and Deed Book 498, Page 52, Forsyth County Registry.