

2023034470 00003

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$6600.00

PRESENTED & RECORDED
 10/09/2023 08:14:37 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3776
PG: 1812 - 1815

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,600.00

Parcel Identifier No. 6886-73-9974.000 Verified by Forsyth County on the ____ day of _____, 2023

By: _____

Prepared by/Return to: Jennifer N. Fountain, Esq. Isaacson Sheridan, 804 Green Valley Road, Suite 200, Greensboro, NC 27408
 (without benefit of title examination)

Brief description for the Index: 128 Furlong Industrial Drive, Kernersville

THIS DEED made this 28 day of September, 2023, by and between:

GRANTOR	GRANTEE
<p>PIEDMONT PROPERTIES OF NC LLC, a North Carolina limited liability company 114 N. Elm Street, Suite 208 Greensboro, NC 27401</p>	<p>SADDLE BROOK PROPERTIES, LLC, a South Carolina limited liability company PO Box 27121 Greenville, SC 29616</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, parcel of land or condominium unit situated in the Town of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herewith.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2894, Page 2758.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 31, Pages 140-141.

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 Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All easements, rights-of-way, covenants and restrictions of record, and ad valorem taxes not yet due.

submitted electronically by "First American Title Insurance Company - NCS North Carolina"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

GRANTOR
PIEDMONT PROPERTIES OF NC, LLC

BY: Shauna Rockson
SHAUNA ROCKSON, Manager

State of California
County of Santa Clara

I, the undersigned Notary Public of the County and State aforesaid, certify that Shauna Rockson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22 day of September, 2023.

My Commission Expires: 11/02/2026
(Affix Seal)

Bharat Jyesh Patel Notary Public
Notary's Printed or Typed Name

SEE ATTACHED FORM
FOR NOTARY SEAL
- Bharat Jyesh Patel
9/22/2023

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Santa Clara)

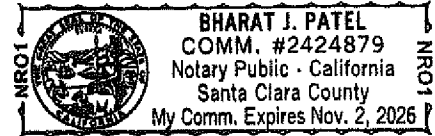
On September 22, 2023 before me, Bharat Jayesh Patel, Notary Public,
(here insert name and title of the officer)

personally appeared Shauna Rockson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of North Carolina Special

Warranty Deed

containing 3 pages, and dated 9/22/2023

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-In-Fact
- Corporate Officer(s) _____
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input checked="" type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # <u>59-60</u> Entry # <u>5</u>	
Notary contact: <u>732-784-3079</u>	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	

EXHIBIT "A"
Legal Description

BEING KNOWN AND DESIGNATED AS LOT NUMBERS 22 AND 23 OF "INDUSTRIAL PARK I, SECTION TWO", AS SET FORTH IN PLAT BOOK 31 AT PAGE 141, FORSYTH COUNTY REGISTRY, AND ALSO DESIGNATED AS LOTS 24 AND 25 OF "INDUSTRIAL PARK I, SECTION ONE", AS SET FORTH IN PLAT BOOK 31 AT PAGE 140, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.