

**2023034652 00070**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$2600.00**

PRESENTED &amp; RECORDED

10/10/2023 01:07:50 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

**BK: RE 3776****PG: 2656 - 2659****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: -\$2,600.00-

Parcel Identifier No. 5893-05-8125.000

Mail/Box to: Grantee at 6300 Amp Dr., Clemmons, NC 27012

*This instrument was prepared by David T. Kasper, a licensed North Carolina attorney. Delinquent taxes, if any, are 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 5th day of October, 2023, by and between

GRANTOR	GRANTEE
<b>Kazakos Empire, LLC</b> (f/k/a Carpet Island Enterprises, L.L.C.), a North Carolina limited liability company  <u>Mailing Address:</u> P.O. Box 1159 Clemmons, NC 27012	<b>AMP Dental Holding LLC</b> , a North Carolina limited liability company  <u>Property &amp; Mailing Address:</u> 6300 Amp Drive Clemmons, NC 27012

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 the attached "Exhibit A" incorporated herein by reference.**

Submitted electronically by "Riney Law Firm, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

No portion of the property herein conveyed includes the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3655 at Page 4363.

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: Easements and restrictions of record, and the 2023 ad valorem real property taxes.

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

Kazakos Empire, LLC (f/k/a Carpet Island Enterprises, L.L.C.)

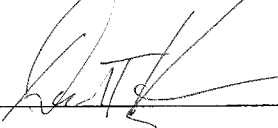
By:  (SEAL)  
Alexander Kazakos, Managing Member

State of North Carolina      )  
County of Forsyth            )

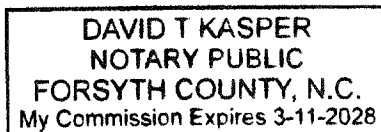
I, the undersigned Notary Public of the County and State aforesaid, certify that **Alexander Kazakos** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed in his capacity as the Managing Member of Kazakos Empire, LLC.

Witness my hand and Notarial stamp or seal this 5<sup>th</sup> day of October, 2023.

My Commission Expires: 3/11/2018

  
\_\_\_\_\_  
David T. Kasper Notary Public

(Affix Seal)



## EXHIBIT A

## LEGAL DESCRIPTION OF PROPERTY

BEING A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN CLEMMONS TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR LOCATED IN THE SOUTHERN RIGHT OF WAY OF AMP DRIVE (60' PUBLIC RIGHT-OF-WAY), SAID REBAR MARKING THE NORTHEASTERN CORNER OF THE SUBJECT PROPERTY AND BEING LOCATED IN THE NORTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OWNED BY AMAR INC AS RECORDED IN DEED BOOK 1933, PAGE 3581, FORSYTH COUNTY REGISTRY AND BEING TAX BLOCK 4233, TAX LOT 124, FORSYTH COUNTY TAX MAPS AS PRESENTLY CONSTITUTED; RUNNING THENCE ALONG THE WESTERN PROPERTY LINE OF AMAR INC FROM SAID BEGINNING POINT S 04° 27' 18" EAST 282.14 FEET TO AN EXISTING IRON PIN LOCATED IN THE WESTERN PROPERTY LINE OF AMAR INC; THENCE ALONG A SOUTHERN PROPERTY LINE OF AMAR INC. N 87° 58' 37" EAST 42.75 FEET TO AN EXISTING IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 93.54 FEET, A RADIUS OF 1345.40 FEET, AND A CHORD BEARING AND DISTANCE OF S 68° 33' 02" WEST 93.52 FEET TO A CONCRETE MONUMENT LOCATED IN THE NORTHERN RIGHT OF WAY OF WESTBOUND EXIT RAMP FROM INTERSTATE 40 (CONTROLLED ACCESS); CONTINUING THENCE ALONG THE NORTHERN RIGHT OF WAY OF WESTBOUND EXIT RAMP FROM INTERSTATE 40 (CONTROLLED ACCESS) S 70° 12' 25" WEST 146.82 FEET TO A REBAR LOCATED IN THE SOUTHWESTERN CORNER OF A HIGH-RISE SIGN ACCESS EASEMENT AS RECORDED IN DEED BOOK 2446, PAGES 3044-3045, FORSYTH COUNTY REGISTRY AND LOCATED IN THE SOUTHEASTERN CORNER PROPERTY NOW OR FORMERLY OWNED BY QUALITY OIL COMPANY LLC AS RECORDED IN DEED BOOK 2362, PAGE 3456, FORSYTH COUNTY REGISTRY AND BEING TAX BLOCK 4233, LOT 028F, FORSYTH COUNTY TAX MAPS AS PRESENTLY CONSTITUTED; RUNNING THENCE ALONG THE EASTERN PROPERTY LINE OF THE QUALITY OIL COMPANY LLC PROPERTY N 05° 39' 03" WEST 75.58 FEET TO AN EXISTING IRON PIN LOCATED IN THE EASTERN PROPERTY LINE OF THE QUALITY OIL COMPANY LLC PROPERTY, SAID EXISTING IRON PIN BEING LOCATED N 87° 47' 46" EAST 55.81 FEET FROM AN EXISTING IRON PIN LOCATED IN THE NORTHERN PORTION OF THE QUALITY OIL COMPANY LLC PROPERTY; RUNNING THENCE N 05° 29' 23" WEST 274.13 FEET ALONG THE EASTERN PROPERTY LINES OF (I) PROPERTY NOW OR FORMERLY OWNED BY QUALITY OIL COMPANY LLC AS RECORDED IN DEED BOOK 2362, PAGE 3456, FORSYTH COUNTY REGISTRY AND BEING TAX BLOCK 4233, LOT 029H, FORSYTH COUNTY TAX MAPS AS PRESENTLY CONSTITUTED; AND (II) PROPERTY NOW OR FORMERLY OWNED BY KAZAKOS BROTHERS PROPERTIES AS RECORDED IN DEED BOOK 1970, PAGE 1097, FORSYTH COUNTY REGISTRY AND BEING TAX BLOCK 4233, LOTS 029K AND 083N, FORSYTH COUNTY TAX MAPS AS PRESENTLY CONSTITUTED, TO AN EXISTING IRON PIN LOCATED IN THE SOUTHERN RIGHT OF WAY LINE OF AMP DRIVE (60' PUBLIC RIGHT-OF-WAY); RUNNING THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF AMP DRIVE (60' PUBLIC-RIGHT-OF-WAY) N 85° 24' 24" EAST 119.92 FEET TO AN EXISTING IRON PIN LOCATED IN THE SOUTHERN RIGHT OF WAY LINE OF AMP DRIVE (60' PUBLIC RIGHT-OF-WAY); CONTINUING THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF AMP DRIVE (60' PUBLIC RIGHT-OF-WAY) N 85° 24' 03" EAST 74.93 FEET TO A REBAR LOCATED IN THE SOUTHERN RIGHT OF WAY OF AMP DRIVE (60' PUBLIC RIGHT-OF-WAY), SAID REBAR MARKING THE NORTHEASTERN CORNER OF

THE SUBJECT PROPERTY AND BEING LOCATED IN THE NORTHWESTERN CORNER OF PROPERTY NOW OR FORMERLY OWNED BY AMAR INC AS RECORDED IN DEED BOOK 1933, PAGE 3581, FORSYTH COUNTY REGISTRY AND BEING TAX BLOCK 4233, TAX LOT 124, FORSYTH COUNTY TAX MAPS AS PRESENTLY CONSTITUTED, BEING THE POINT AND PLACE OF BEGINNING AND CONTINUING 1.43554 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PREPARED BY THOMAS A. RICCIO, PROFESSIONAL LAND SURVEYOR, FOR K&W CAFETERIAS, INC, SHOWING TAX LOTS 028E, 108 AND 125 OF TAX BLOCK 4233, 6300 AMP DRIVE, DATED MARCH 28, 2006, AND BEING DESIGNATED AS THOMAS A. RICCIO AND ASSOCIATES DRAWING NUMBER 06053.

FOR BACK TITLE REFERENCE, SEE DEED BOOK 3655, PAGE 4363, DEED BOOK 2766, PAGE 3009, AND DEED BOOK 2661, PAGE 3288.

*For Informational Purposes Only:*

Property Address: 6300 AMP Drive, Clemmons, NC 27012

PIN: 5893-05-8125.000