

2023039710 00071FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$620.00PRESENTED & RECORDED
11/21/2023 11:50:15 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3782
PG: 3131 - 3136Mail deed and tax bills to Grantee: **150 Croyden Drive, Kernersville, NC 27284**Prepared by: N. Alan Bennett (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.
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$620.00

Brief description: **0.35 acres along Nieman Industrial Drive**

GENERAL WARRANTY DEED

THIS DEED made this 21st day of November, 2023, by and between:

GRANTOR: GRIFFITH PLAZA PARTNERS, LLC, a North Carolina limited liability company Grantor address: 4200 Cold Springs Road Winston-Salem, NC 27106	GRANTEE: ADRIAN HARRISON KRITES Grantee address: 150 Croyden Drive Kernersville, NC 27284
The property conveyed does not include the primary residence of the Grantor.	

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 attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **2901 Nieman Industrial Drive, Winston-Salem, NC 27103**

Submitted electronically by "Thomas and Bennett"
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 Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Griffith Plaza Partners, LLC, a North Carolina limited liability company



(Seal)

Nicolas D. Gonzalez, Member/Manager

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:

Nicolas D. Gonzalez

November 21, 2023

Place notary seal below this line:



Notary Public – Sonya R. Turner-Sledge

My Commission Expires: August 3, 2025

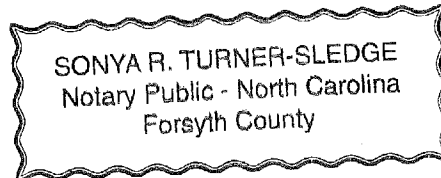


EXHIBIT A

Adrian Harrison Krites
0.35 acres along Nieman Industrial Drive
2901 Nieman Industrial Drive

Property Description:

BEING A PARCEL OF REAL PROPERTY LOCATED IN WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA. BOUNDED ON THE NORTH BY THE REAL PROPERTY OF SODA BLASTING, LLC, ON THE EAST BY GEORGE R. ERNST ETAL, ON THE SOUTH BY LOWDER RECYCLING AND DISPOSAL, LLC AND ON THE WEST BY ANOTHER PARCEL OF LOWDER RECYCLING AND DISPOSAL, LLC. HAVING TAX PIN # 6813-15-2585.

BEGINNING AT A ¾" IRON ROD FOUND, SAID IRON ROD BEING AT THE NORTHWEST PROPERTY CORNER OF THE FOLLOWING DESCRIBED REAL PROPERTY, SAID IRON ROD ALSO BEING THE NORTHEAST PROPERTY CORNER OF THE REAL PROPERTY OF LOWDER RECYCLING AND DISPOSAL, LLC AS RECORDED IN THE FORSYTH COUNTY, NORTH CAROLINA REGISTER OF DEEDS IN DEED BOOK (DB) 3710 PAGE (PG) 212, SAID IRON ROD FOUND ALSO BEING IN THE SOUTH PROPERTY LINE OF THE REAL PROPERTY OF SODA BLASTING, LLC AS DESCRIBED IN DB 2960 PG 1650 AND SAID IRON ROD FOUND HAVING NORTH CAROLINA STATE PLANE COORDINATES OF NORTHING 835640.49 AND EASTING OF 1611231.73; THENCE WITH THE SOUTH PROPERTY LINE OF SODA BLASTING, LLC THE TWO FOLLOW BEARINGS AND DISTANCES N 89°14'49" E A DISTANCE OF 8.99' TO A ¾" IRON ROD FOUND AND N 89°14'49" E A DISTANCE OF 86.24' TO A 5/8" IRON ROD FOUND, SAID IRON ROD FOUND BEING THE NORTHWEST PROPERTY CORNER OF THE REAL PROPERTY OF GEORGE R. ERNST ETAL AS DESCRIBED IN DB 2859 PG 1471; THENCE WITH THE WEST PROPERTY LINE OF ERNST S 04°00'16" E A DISTANCE OF 160.21' TO AN ½" IRON ROD FOUND IN A NORTHERN PROPERTY LINE OF THE REAL PROPERTY OF LOWDER RECYCLING AND DISPOSAL, LLC AS DESCRIBED IN DB 3737 PG 108; THENCE WITH THE A NORTHERN PROPERTY LINE OF LOWDER THE TWO FOLLOWING BEARINGS AND DISTANCES S 89°09'19" W A DISTANCE OF 86.51' TO AN ½" IRON ROD FOUND AND S 89°09'19" W A DISTANCE OF 9.01' TO ½" IRON ROD FOUND, SAID IRON ROD FOUND BEING THE SOUTHEAST PROPERTY CORNER OF THE REAL PROPERTY OF LOWDER RECYCLING AND DISPOSAL, LLC AS DESCRIBED IN DB 3710 PG 212; THENCE WITH THE EASTERN PROPERTY LINE OF LOWDER DB 3710 PG 212 N 03°54'02" W A DISTANCE OF 160.35' TO A ¾" IRON ROD FOUND; WHICH IS THE POINT OF BEGINNING. HAVING AN AREA OF 15263 SQUARE FEET, 0.350 ACRES. BEING A COMBINATION OF TRACT 1 AND TRACT 2 AS DESCRIBED IN DB 3757 PG 2218. AS SURVEYED BY WILLIAM FRANKLIN TATUM, PROFESSIONAL LAND SURVEYOR LICENSE P.L.S. 3163 ON 11-03-2023 AND BEARING JOB NO. 23-84. ALL BEARINGS BASED ON NC GRID 83.

The above described property is the same property as described in Book 3757, Page 2218, Forsyth County Registry and is designated as Tax PIN 6813-15-2585.00 (Block 3933, Lots 003W and 125B) on the Forsyth County tax maps. (This property contains approximately **0.35 acres** according to the Forsyth County tax maps.)

There is conveyed herewith and this property is subject to the easements described and/or referenced in Book 1217, Page 902; Book 1316, Page 1470; Book 1317, Page 280; Book 1580, Page 744; Book 1680, Page 3098; Book 1682, Page 3576; Book 2076, Page 902 and Book 3757, Page 2218, Forsyth County Registry and includes the water line easement in Book 1316, Page 1470 and Book 1317, Page 280, Forsyth County Registry.

The property described herein is the same as the two (2) tracts described below and this conveyance includes and is subject to the easements described and/or referenced herein:

TRACT 1: To find the true point and place of Beginning, begin at an iron stake located in the South line of the property conveyed to D. C. Williams and wife by deed recorded in Deed Book 1039, page 221, Forsyth County, North Carolina Register of Deeds, said Beginning point also being located North 87 deg. 39 min. 20 sec. West 500.00 feet from the Northwest corner of a lot conveyed to Mary Y. Henry by deed recorded in Deed Book 1037, page 1436, Forsyth County, North Carolina Register of Deeds; thence South 02 deg. 01 min. 42 sec. West 143.55 feet to a nail and cap located in the center line of a 30 foot access and utility easement; thence South 88 deg. 35 min. 14 sec. West with the center line of said access and utility easement 59.88 feet to a point over a concrete culvert under said access and utility easement surface; thence North 88 deg. 17 min. 50 sec. West 36.70 feet to a point in the center line of said 30-foot access and utility easement, the true point and place of Beginning; thence South 01 deg. 19 min. 29 sec. East with a new line 160.22 feet to a point in the original property line of Smith Realty of Lexington, Inc.; thence North 88 deg. 17 min. 50 sec. West with the old line 86.34 feet to a point in the old line; thence North 01 deg. 19 min. 29 sec. West with a new line 160.22 feet to a point in the center line of said 30-foot access and utility easement; thence South 88 deg. 17 min. 50 sec. East with the center line of said access and utility easement 86.34 feet to the true point and place of Beginning, as surveyed by Marris Baker Gupton, RLS #1845, April 30, 1981.

TOGETHER with a non-exclusive 30-foot wide roadway easement extending from the West right-of-way line of Griffith Road to the East line of the property of Smith Realty of Lexington, Inc., and continuing across the property of Smith Realty of Lexington, Inc. along the Southernmost line of the 0.485 acre tract to the Southwestern corner of the 0.485 acre tract. Said easement is more particularly described in Deed Book 1317, page 280 and Deed Book 1217, page 902, Forsyth County, NC Register of Deeds, to which reference is hereby made.

SUBJECT to a portion of said 30-foot access and utility easement as described in Deed Book 1317, page 280 and Deed Book 1217, page 902, which easement crosses the Northernmost 15 feet of the tract described above.

TOGETHER WITH a 10-foot water line easement extending from the center line of Armstrong Drive to the Northern boundary of the property of Smith Realty of Lexington, Inc. as described in Deed Book 1317, page 280, said 10-foot water line easement being more particularly described in Deed of Easement from Jim Ballas in Deed Book 1316, page 1470, Forsyth County, NC Register of Deeds, to which reference is hereby made for a more particular description; and together with the right to extend water line from the above tract to said 10-foot utility easement across other property of Smith Realty of Lexington, Inc.

TOGETHER WITH a 12.5 foot access and utility easement running along the Westernmost boundary of the above-described tract and extending all of the way from the center line of the 30-foot access and utility to the Southernmost original property line of Smith Realty of Lexington, Inc. and being 12.5 feet in width for the entire distance.

SUBJECT to a 12.5 foot access and utility easement running along the Westernmost boundary of the above-described tract and extending all of the way from the center line of the 30-foot access and utility easement to the Southernmost original property line of Smith Realty of Lexington, Inc., and being 12.5 feet in width for the entire distance and being a strip 12.5 feet off the Western side of the tract described above.

The property herein conveyed is that identical property described in deed dated December 14, 1986 and recorded in Book 1580, page 745, Forsyth County Register of Deeds.

The property herein conveyed is subject to easements and rights-of-way for public utilities and public roadways existing of record or visible upon the premises and is further subject to all liens and encumbrances upon the premises herein described, which liens and encumbrances the Grantee assumes and agrees to pay according to their terms, and the Grantee does agree to indemnify and hold harmless the Grantor from any liability for such liens or encumbrances.

TRACT 2: BEGINNING at an iron stake, said iron stake being the Northwestern corner of that property described in Deed Book 1580, page 744, Forsyth County, NC Register of Deeds; thence South 01 deg. 19 min. 23 sec. East 160.45 feet to an iron stake in the Wilson line; thence North 88 deg. 17 min. 59 sec. West 9.00 feet to a point; thence North 01 deg. 19 min. 23 sec. West 160.45 feet to a point; thence South 88 deg. 19 min. 14 sec. East 9.00 feet to the place of the Beginning and being a 9-foot strip of land along the Western boundary of the property described in Deed Book 1580, page 744 in the Forsyth County, NC Register of Deeds. This being the identical property conveyed to Winford Austin Wilson and wife, Becky M. Wilson, from Smith Realty of Lexington, Inc., a North Carolina corporation, dated June 8, 1989, recorded in Deed Book 1671, page 2199, Forsyth County Registry.

For further reference, see Deed from Redwood Limited to Smith Realty of Lexington, Inc. recorded in Deed Book 1317, page 280 in the Forsyth County Register of Deeds.