

2024000522 00117

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$2200.00

PRESENTED & RECORDED
 01/05/2024 03:09:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3788
PG: 1168 - 1182

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,200.00

Parcel Identifier No.: 6867-59-9952

Mail after recording to Grantee

This instrument was prepared by: Schell Bray PLLC (TPH), 230 N. Elm Street, Suite 1000, Greensboro, NC 27401

Brief Description for the index

15.5 acres +/-; 0 Old Hollow Road;

THIS DEED made effective this 5th day of January 2024, by and between

<u>GRANTOR</u>	<u>GRANTEE</u>
<p>Mary A. Leight, unmarried, as to a 6.8180% undivided interest as tenant in common; Elizabeth L. Quick, unmarried, as to a 6.8180% undivided interest as tenant in common; Patty L. West, married, as to a 6.8180% undivided interest as tenant in common; Ruth A. Leight, married, as to a 6.8180% undivided interest as tenant in common; Sara B. Leight, unmarried, as to a 6.8180% undivided interest as tenant in common; Margaret G. Leight, married; as to a 6.8180% undivided interest as tenant in common Emily L. Ward, unmarried; as to a 3.9400% undivided interest as tenant in common Mary S. Leight, married; as to a 3.9400% undivided interest as tenant in common Elaine Golden, married; as to a 3.9400% undivided interest as tenant in common Elaine M. Leight, unmarried; as to a 20.0000% undivided interest as tenant in common George S. Leight, Jr., married; as to a 27.2720% undivided interest as tenant in common</p> <p><u>Mailing Address</u> c/o Womble Bond Dickinson (US) LLP Attn: Elizabeth L. Quick One West Fourth Street Winston-Salem, NC 27101</p>	<p>YP Walkertown LLC, a North Carolina limited liability company</p> <p><u>Mailing Address</u> 4900 Koger Boulevard Suite 220 Greensboro, NC 27407</p>

submitted electronically by "Schell Bray PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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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 Kernersville Township, Forsyth County, and more particularly described as follows, together with all rights and appurtenances pertaining to such land, including Seller's right, title and interest, if any, in and to the following: (i) all minerals, water, oil, gas and other hydrocarbon substances thereon; (ii) all adjacent strips, streets, roads, alleys and rights-of-way, public or private, open or proposed; (iii) all easements, privileges, development rights and hereditaments, whether or not of record; and (iv) all access, air, water, riparian, solar and utility rights and wastewater, fresh water, storm sewer or other utilities capacity or service commitments and allocations (the "**Property**");

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The Property does not include the primary residence of a Grantor.

Reference is made to Deed Book 653, Page 9, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid Property 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, except for the exceptions stated on Exhibit B attached hereto and made a part hereof.

The following individuals join in the execution of this deed to waive any respective marital interest they may have: G. Kenneth West, spouse of Patty L. West; Charles Bolton, spouse of Ruth A. Leight; J. Paul Bramblett, spouse of Margaret G Leight; Bartlett J. Ingram, spouse of Mary S. Leight; Gregory Golden, spouse of Elaine Golden; and Pamela D. Leight, spouse of George S. Leight, Jr.

[remainder of page left intentionally blank; signature pages attached]

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

Elizabeth L. Quick
Mary A. Leight, by and through her Attorney-in-Fact, Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Mary A. Leight, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Mary A. Leight, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3359, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Mary A. Leight.

Date: January 5, 2024

Barbara H. Beeson
Official Signature of Notary

Barbara H. Beeson
Printed or typed name

My commission expires: 09-13-2027

(Official Seal)

BARBARA H BEESON
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Sept. 13, 2027

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

Elizabeth L. Quick
Elizabeth L. Quick

State of North Carolina

County of Guilford

I certify that the following person(s) personally appeared before me this day, acknowledging to me that she signed the foregoing document: Elizabeth L. Quick

Date: January 5, 2024

Barbara H. Beeson
Official Signature of Notary

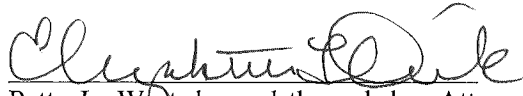
Barbara H. Beeson
Printed or typed name

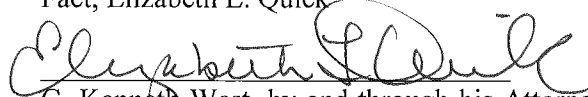
My commission expires: 09-13-2027

(Official Seal)

BARBARA H BEESON
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Sept. 13, 2027

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


 Patty L. West, by and through her Attorney-in-Fact, Elizabeth L. Quick

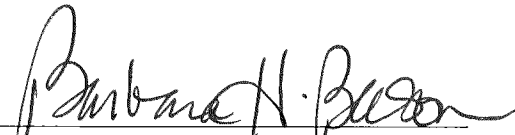

 G. Kenneth West, by and through his Attorney-in-Fact Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Patty L. West and G. Kenneth West, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Patty L. West and G. Kenneth West, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3367, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Patty L. West and G. Kenneth West.

Date: January 5, 2024


 Official Signature of Notary

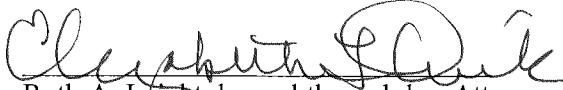
Barbara H. Beeson
 Printed or typed name


My commission expires: 09-13-2027

(Official Seal)

BARBARA H BEESON NOTARY PUBLIC GUILFORD COUNTY, NC My Commission Expires Sept. 13, 2027
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IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Ruth A. Leight, by and through her Attorney-in-Fact, Elizabeth L. Quick

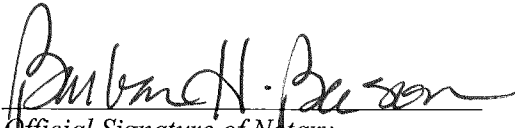

Charles Bolton, by and through his Attorney-in-Fact Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Ruth A. Leight and Charles Bolton, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Ruth A. Leight and Charles Bolton, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3371, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Ruth A. Leight and Charles Bolton.

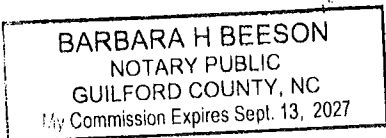
Date: January 5, 2024


Official Signature of Notary

Barbara H. Beeson
Printed or typed name

My commission expires: 09-13-2027

(Official Seal)



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

Sara B. Leight, by and through her Attorney-in-Fact, Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Sara B. Leight, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Sara B. Leight, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3375, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Sara B. Leight.

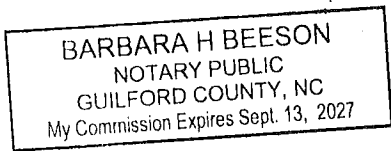
Date: January 5, 2024

Official Signature of Notary

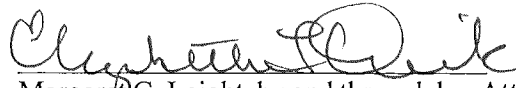
Barbara H. Beeson
Printed or typed name

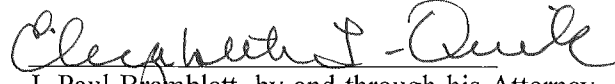
My commission expires: 09-13-2027

(Official Seal)



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


Margaret G. Leight, by and through her Attorney-in-Fact, Elizabeth L. Quick

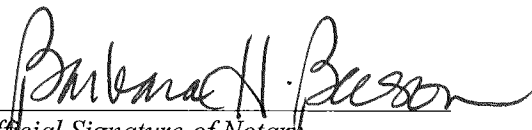

J. Paul Bramblett, by and through his Attorney-in-Fact Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Margaret G. Leight and J. Paul Bramblett, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Margaret G. Leight and J. Paul Bramblett, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3357, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Margaret G. Leight and J. Paul Bramblett.

Date: January 5, 2024


Official Signature of Notary

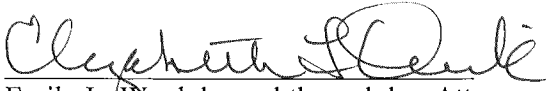
Barbara H. Beeson
Printed or typed name

My commission expires: 09-13-2027

(Official Seal)

BARBARA H BEESON
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires Sept. 13, 2027

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

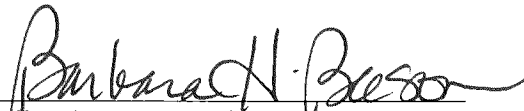

Emily L. Ward, by and through her Attorney-in-Fact, Elizabeth L. Quick

State of North Carolina

County of Guilford

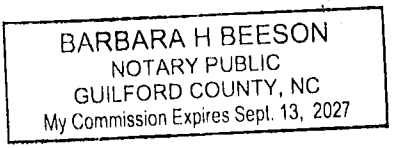
I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Emily L. Ward, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Emily L. Ward, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3365, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Emily L. Ward.

Date: January 5, 2024

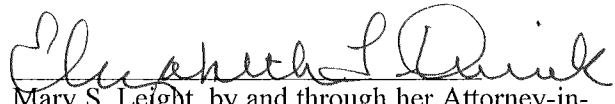

Official Signature of Notary

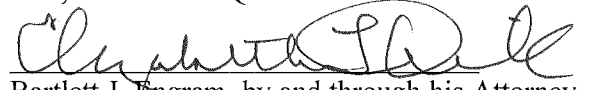
Barbara H. Beeson
Printed or typed name

My commission expires: 09-13-2027

(Official Seal)


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


Mary S. Leight, by and through her Attorney-in-Fact, Elizabeth L. Quick

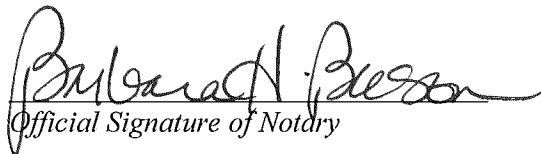

Bartlett J. Engram, by and through his Attorney-in-Fact Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Mary S. Leight and Bartlett J. Engram, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Mary S. Leight and Bartlett J. Engram, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3361, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Mary S. Leight and Bartlett J. Engram.

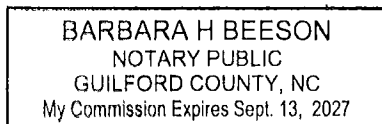
Date: January 5, 2024


Official Signature of Notary

Barbara H. Beeson
Printed or typed name

My commission expires: 09-13-2027

(Official Seal)



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

Elaine Golden

Elaine Golden, by and through her Attorney-in-Fact, Elizabeth L. Quick

Gregory Golden

Gregory Golden, by and through his Attorney-in-Fact Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Elaine Golden and Gregory Golden, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Elaine Golden and Gregory Golden, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3369, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Elaine Golden and Gregory Golden.

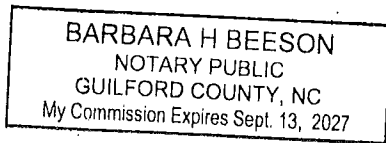
Date: January 5, 2024

Barbara H. Beeson
Official Signature of Notary

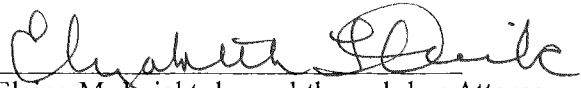
Barbara H. Beeson
Printed or typed name

My commission expires: 09-13-2027

(Official Seal)



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

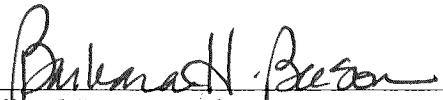

Elaine M. Leight, by and through her Attorney-in-Fact, Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for Elaine M. Leight, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said Elaine M. Leight, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3363, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said Elaine M. Leight.

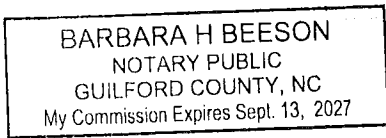
Date: January 5 2024


Official Signature of Notary


Barbara H. Beeson
Printed or typed name

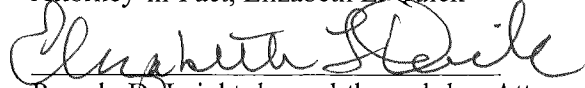
My commission expires: 09-13-2027

(Official Seal)



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


George S. Leight, Jr., by and through his
Attorney-in-Fact, Elizabeth L. Quick

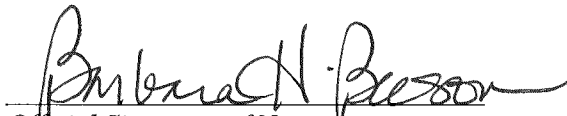

Pamela D. Leight, by and through her Attorney-
in-Fact, Elizabeth L. Quick

State of North Carolina

County of Guilford

I, Barbara H. Beeson, a Notary Public, do hereby certify that Elizabeth L. Quick, Attorney-in-Fact for George S. Leight, Jr. and Pamela D. Leight, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of said George S. Leight, Jr. and Pamela D. Leight, and that her authority to execute and acknowledge said instrument is contained in a duly executed and acknowledged Limited Power of Attorney, which was recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3787, Page 3373, on January 2, 2024, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; and that the said Elizabeth L. Quick acknowledged the due execution of the foregoing and annexed instrument for the purposes expressed therein for and in behalf of the said George S. Leight, Jr. and Pamela D. Leight.

Date: January 5, 2024


Official Signature of Notary

Barbara H. Beeson
Printed or typed name

My commission expires: 09-13-2027

(Official Seal)

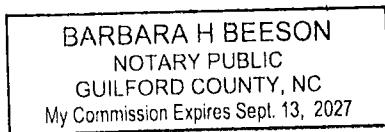


EXHIBIT A
LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe, said iron pipe being the northwest corner of the subject property, being in the eastern line of the Yem Holding, LLC property, as recorded in Deed Book 3776, Page 1683 in the Forsyth County Register of Deeds, and being the southwest corner of the Charles B. and Wanda M. Scott property, as recorded in DB 1583, Pg 1054; thence with the southern line of Charles B. and Wanda M. Scott N88°07'12"E 764.90' to a new iron pipe, said iron pipe being the northeast corner of the subject property, being the southwest corner of Charles B. and Wanda M. Scott, and being in the western line of the Eaton Properties of NC 2, LLC property as recorded in DB 3717, Pg 1836; thence with the western line of Eaton Properties of NC 2, LLC S03°51'03"W 115.01' to an existing iron pipe, said iron pipe being the southwest corner of Eaton Properties of NC 2, LLC, and being the northwest corner of the Eaton Properties of NC, LLC property as recorded in DB 3564, Pg 3019; thence with the western line of Eaton Properties of NC, LLC S03°51'03"W 837.39' to an existing iron rod, said iron rod being the southeast corner of the subject property, being the southwest corner of Eaton Properties of NC, LLC, and being in the northern line of the Sue Gross Reid Lift Estate property, as recorded in DB 3365, Pg 99; thence with Sue Gross Reid Life Estate S88°56'53"W 534.80' to a new iron pipe in the eastern right-of-way of NC Highway 66/Old Hollow Rd. (60' right-of-way), said iron pipe being the southwest corner of the subject property, and being the northwest corner of Sue Gross Reid Life Estate; thence with the eastern right of way of NC Highway 66 the following 3 courses: N21°29'21"W 442.92' to a point, N24°06'33"W 66.75' to a new iron pipe, N02°56'18"E 21.97' to an existing iron pipe, said iron pipe being the southeast corner of Yem Holding, LLC; thence with Yem Holding, LLC's eastern line N02°56'18"E 440.55' to an existing iron pipe, the point and place of BEGINNING, containing 15.195 acres, more or less.

EXHIBIT B TO DEED
PERMITTED EXCEPTIONS

1. Real Estate Taxes for the year 2024 and thereafter, which are not yet due and payable.
2. Right of Way to State Highway and Public Works Commission recorded in Book 708, Page(s) 182, Forsyth County Registry.
3. Easement(s) to Duke Power Company recorded in Book 1017, Page(s) 381, 386 and 387, Forsyth County Registry.
4. Private Easement and Right of Way Agreement recorded in Book 1950, Pages 1657, 1660, 1663, 1669, 1672, 1675, 1678, 1681, 1684, 1687, 1690, 1696 and 1699, Forsyth County Registry.