

2024001721 00072

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$337.00

PRESENTED & RECORDED
01/19/2024 12:42:23 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3789

PG: 2803 - 2806

Excise Tax: \$337.00

Prepared on behalf of Grantee
by and return to:

Trent E. Jernigan, Esq., Womble Bond Dickinson (US) LLP
One West Fourth Street, Winston-Salem, NC 27101

PIN: 6876-89-4368

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 17 day of January, 2024, by and between

GRANTOR	GRANTEE
METAL PROCESSORS, INC., a North Carolina corporation	JOHN DEERE KERNERSVILLE LLC, a Delaware limited liability company
PO Box 545 Kernersville, NC 27285	1000 John Deere Road Kernersville, NC 27284

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, Grantor, for a valuable consideration paid by 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 (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Womble Bond Dickinson (US) LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

And the Grantor covenants with the Grantee, the 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 Permitted Exceptions hereinafter stated. Title to the Property hereinabove described is subject to the following exceptions (collectively, the "Permitted Exceptions"): easements, restrictions, rights-of-way of record and ad valorem taxes for 2024 and subsequent years.

[SIGNATURE PAGE FOLLOWS]

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

GRANTOR:

METAL PROCESSORS, INC.,
a North Carolina corporation

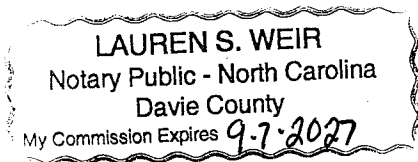
By: Christopher Ballard (SEAL)
Name: Christopher Ballard
Title: President

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Christopher Ballard President of Metal Processors, Inc. a North Carolina corporation, 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 17 day of January, 2024.

Lauren S. Weir
(official signature of Notary)



(Official Seal)

Lauren S. Weir, Notary Public
(Notary's printed or typed name)

My commission expires: 9-7-2027

EXHIBIT "A" to Deed
Legal Description

Lying and being situated in Forsyth County North Carolina, and being more particularly described as follows:

BEGINNING at an iron in the northern edge of the Southern Railway Right of Way, common corner with Sherwood Forest, run thence North 58° 20' West 296.7 feet with the northern edge of said right of way; thence continuing with right of way North 58° 55' West 100 feet to an iron; North 60° 50' West 100 feet to an iron; North 63° 16' West 59.7 feet to an iron; thence leaving right of way and continuing with Sherwood Forest line North 41° 40' East 418 feet to an iron; thence South 48° 50' East 297 feet to an iron; thence South 3° West 393 feet to an iron in northern edge of Southern Railway Right of Way, the point of **BEGINNING**, containing 3.37 acres, and being the same property shown as the northernmost or 3.37 acre tract on Plat of Property of E. C. Fearrington "Saluda Watkins Lot" recorded in office of Register of Deeds of Forsyth County in Plat Book 16, at page 82.

Also known as:

All that certain new piece, parcel or tract of land lying and being in the Kernersville Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing concrete monument in the eastern portion of John Deere Kernersville LLC, either now or formerly, as described in instrument recorded in Deed Book 1642, Page 1851, in the Forsyth County Registry, and having Pin no. 6877-70-6450 ("The John Deere Kernersville Property, Pin no 6788-70-6450"), said point also being North 89°30'30" West a distance of 5145.55 feet from a published NCGS monument "Hawks" having NAD 83/2011 coordinates of, Northing = 869600.64 and Easting = 1683592.74; thence from the Point of Beginning along the eastern line of The John Deere Kernersville Property, Pin no 6788-70-6450, South 49°04'21" East a distance of 297.50 feet to a new iron pipe in the western line of Deere Kernersville LLC, either now or formerly, as described in instrument recorded in Deed Book 3092, Page 273, in the Forsyth County Registry, and having Pin no. 6876-99-2620 ("The John Deere Kernersville Property, Pin no 6778-99-2620"), said point is referenced by being South 00°32'42" West a distance of 840.78 feet from an existing iron pipe in the northwest corner of The John Deere Kernersville Property, Pin no 6778-99-2620; thence from aforementioned new iron pipe and along the western line of The John Deere Kernersville Property, Pin no 6778-99-2620, South 01°14'33" West a distance of 395.06 feet to a new iron pipe in the northern right-of-way of Southern Railway Company, a 100' right-of-way; thence with the northern right-of-way of Southern Railway Company, the following four (4) bearings and distances: (i) North 59°44'40" West a distance of 297.53 feet to an existing pinched top iron pipe; (ii) North 60°23'39" West a distance of 99.91 feet to an existing pinched top iron pipe; (iii) North 62°31'46" West a distance of 99.28 feet to a point; (iv) North 64°44'39" West a distance of 60.50 feet to a new iron pipe in the eastern line of The John Deere Kernersville Property, Pin no 6788-70-6450; thence with the eastern line of The John Deere Kernersville Property, Pin no 6788-70-6450, North 40°17'43" East a distance of 418.21 feet to the Point and Place of Beginning and containing 3.610 acres more or less, as shown of that certain Survey for John Deere Kernersville LLC, prepared by Borum, Wade and Associates, P.A. dated November 20, 2023 and last revised January 5, 2024. Reference to said survey is made in aid of description.