

2024024113 00071FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$9200.00PRESENTED & RECORDED
07/22/2024 11:13:24 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3817
PG: 1485 - 1488**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$9,200.00

Parcel Identifier No. 6803-97-1779.000

Mail/Box to: Grantee

This instrument was prepared by: J. Patrick Bailey, Jr. of Manning, Fulton & Skinner, P.A.
(*WITHOUT THE BENEFIT OF TITLE EXAMINATION*)

Brief description for the Index: Approx. 4.0824 acres, Kimwell Drive

THIS DEED made this 18 day of July, 2024, by and between

GRANTOR	GRANTEE
KIMWELL DRIVE PROPERTIES LLC, a North Carolina limited liability company <u>Mailing Address:</u> c/o Manning, Fulton & Skinner, P.A. 3605 Glenwood Ave., Suite 500 Raleigh, NC 27612 Attn: Douglas J. Short	KIMWELL DRIVE PROPERTIES LP, a Delaware limited partnership <u>Mailing Address:</u> 3301 Atlantic Avenue Raleigh, NC 27604 Attn: Blake Nucci
Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.	

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 Forsyth County, North Carolina and more particularly described as follows, together with all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining (collectively, the "Property"):

See Exhibit "A" attached hereto and incorporated herein.

⁴¹⁴ submitted electronically by "Old Republic National Title Insurance" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 3730, Page 3053, Forsyth County Registry.

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

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights, privileges, and appurtenances thereunder, or in any way belonging henceforth to Grantee, its heirs, executors, administrators, successors, and assigns forever, in fee simple, so that neither Grantor, nor Grantor's heirs or assigns, shall have, claim or demand any right or title to the Property or any part thereof.

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:

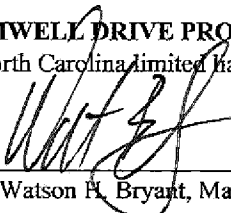
1. The lien of ad valorem taxes for the year 2024 and for all subsequent years not yet due or payable.
2. Matters of record disclosed by that certain survey entitled "ALTA/NSPS Land Title Survey 3760 Kimwell Dr" dated September 29, 2022, prepared by Jonathan F. Murphy, PLS, of Jonathan Murphy Professional Land Surveying and any other matters which would be revealed by a current and accurate survey of the Property after the effective date of said survey.
3. All matters revealed by plat recorded in Plat Book 72, Page 130.
4. Any portion of the Property lying within the rights of way of Kimwell Drive and Empire Drive.
5. Restrictions recorded in Book 1173, Page 381, Book 1173, Page 385 and Book 1189, Page 401.
6. Easement to Southern Power Company recorded in Book DT149, Page 252.
7. Easement to Southern Public Utilities Company recorded in Book 357, Page 113.
8. Easement to City of Winston-Salem recorded in Book 884, Page 483; Book 884, Page 487; and Book 1020, Page 606.
9. Easement to Duke Power Company recorded in Book 1290, Page 243.
10. Sight easement to Winston-Salem Stratford Park, Inc. recorded in Book 1299, Page 981.
11. This property is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in Forsyth County land records, Book 3558, Page 1359 and as shown in Plat Book 72, Pages 130-131.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

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

GRANTOR:

KIMWELL DRIVE PROPERTIES LLC,
a North Carolina limited liability company

By: 
Watson H. Bryant, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that Watson H. Bryant personally appeared before me this day and acknowledged that he is Manager of Kimwell Drive Properties LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 10th day of July, 2024.


Notary Public: 
Printed Name: Douglas J. Short
My Commission Expires: 12/19/28



EXHIBIT ALEGAL DESCRIPTION

Beginning at an iron, said iron lying at the intersection of the southern right of way line of Kimwell Drive and the western right of way line of Empire Drive, said iron also being the northeastern corner of Tract Three of the property conveyed to Sonoco Products Company in Book 1358, Page 1316 and Book 1361, Page 186, Forsyth County Registry; running thence from said beginning point along the western right of way line of Empire Drive the following three courses and distances: South 41° 31' 00" West 225 feet to an iron; thence South 41° 31' 00" West 187.10 feet to an iron; thence South 41° 00' 00" West 7.90 feet to an iron; thence leaving the right of way line of Empire Drive and running North 55° 06' 07" West 358.83 feet to an iron, said iron lying in the southeast corner of that property conveyed to Tension Envelope Corporation in Book 1477, page 577, Forsyth County Registry; running thence with Tension Envelopes Corporation's eastern line the following two courses and distances; North 31° 50' 32" East 229.80 feet to an iron; thence North 31° 50' 32" East 238.17 feet to an iron, said iron lying in the southern right of way line of Kimwell Drive; running thence along said right of way line South 48° 29' 00" East 435.00 feet to an iron, the Point and Place of Beginning, containing 4.0824 Acres, more or less.