

2024024114 00072

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/22/2024 11:13:24 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3817
PG: 1489 - 1492

Excise Tax: *\$0.00*

Recording Time, Book and Page

PIN: 6803-97-1779.000

Return after recording 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. 4.022 acres, Kimwell Drive

NORTH CAROLINA NON-WARRANTY DEEDTHIS DEED is made as of the 18 day of July, 2024, by and between

GRANTOR	GRANTEE
KIMWELL DRIVE PROPERTIES LLC, a North Carolina limited liability company c/o Manning, Fulton & Skinner, P.A. 3605 Glenwood Ave., Suite 500 Raleigh, North Carolina 27612 Attn: Douglas J. Short	KIMWELL DRIVE PROPERTIES LP, a Delaware limited partnership 3301 Atlantic Avenue Raleigh, NC 27604 Attn: Blake Nucci

The revenue stamps are paid on the Special Warranty Deed from Grantor to Grantee recorded simultaneously herewith

The property conveyed by this instrument **does not** include the primary residence of Grantor.

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, has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all of that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

4149981v2 IPR 32516 T30104

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.

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE PROPERTY HEREIN CONVEYED, IF ANY. THE PROPERTY IS BEING CONVEYED IN ITS "AS IS, WHERE IS" CONDITION "WITH ALL FAULTS".

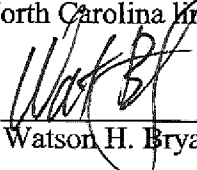
This property is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in Forsyth County land records, Book 3558, Page 1359 and as shown in Plat Book 72, Pages 130-131.

[intentionally blank; signature and notary acknowledgment follow]

IN WITNESS WHEREOF, 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 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: Watson H. Bryant.

Date: 7/10, 2024

Notary Public: 

Printed Name: Douglas J. Short

My Commission Expires: 12/19/28

NOTARIAL SEAL



EXHIBIT ALegal Description of Property

Being all of that tract or parcel of land located in Forsyth County, North Carolina and being more particularly described as follows:

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; Thence along said western right of way line of Empire Drive for the following three calls: (1.) S 40° 17' 21" W for a distance of 224.94 feet; (2.) S 40° 08' 05" W for a distance of 187.13 feet to a point; (3.) S 36° 46' 09" W for a distance of 7.58 feet to a point; Thence departing from said western right of way line of Empire Drive, N 56° 30' 46" W for a distance of 359.29 feet to a point; Thence, N 30° 27' 51" E for a distance of 229.81 feet to a point; Thence, N 30° 27' 51" E for a distance of 238.18 feet to a point on said southern right of way line of Kimwell Drive; Thence along said southern right of way line of Kimwell Drive, S 49° 51' 02" E a distance of 435.65 feet to the point of beginning, containing 175,229 square feet or 4.022 acres, more or less, as shown on that certain survey entitled "ALTA/NSPS Land Title Survey 3760 Kimwell Drive" dated March 19, 2024, prepared by Jonathan F. Murphy, PLS, of Jonathan Murphy Professional Land Surveying.