

2025007358 00195

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$32805.00

PRESENTED & RECORDED
 03/07/2025 04:37:22 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3852
PG: 497 - 500

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$32,805.00

Parcel Identified No. 5883-95-9121 and 5893-05-2223

Verified by _____ County on the _____ day of _____, 2024.

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Scott K. Burger (Allen Stahl + Kilbourne, Box 151), a North Carolina licensed attorney without the benefit of a title examination. Delinquent taxes, if any, are to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

Brief description for the Index: Lot 5A, containing 4.321 ac. (+/-) and "Sign Lot" containing .02 ac. (+/-)

THIS DEED made this 6th day of March, 2025, by and between:

GRANTOR	GRANTEE
Main Street Clemmons, LLC, a North Carolina limited liability company 4400 Silas Creek Parkway, Suite 200 Winston-Saleem, NC 27104	LTPIP CLEMMONS TOWN CENTER, LLC, a North Carolina limited liability company

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.

Submitted electronically by "Standard Title, LLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3380, at Page 1274.

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

Maps showing the above-described property are recorded in Plat Book 69, at Page 49 and Plat Book 62, at Pages 130-131.

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 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:

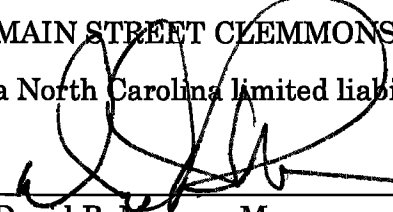
Easements, covenants, restrictions, and rights of way of record, and 2024 and future years ad valorem taxes.

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

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) APPEAR ON FOLLOWING PAGE(S)]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) TO NORTH CAROLINA SPECIAL WARRANTY DEED]

MAIN STREET CLEMMONS, LLC,
a North Carolina limited liability company

By:  (SEAL)
David R. Morgan, Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, the undersigned Notary Public, certify that David R. Morgan, Manager of Main Street Clemmons, LLC, a North Carolina limited liability company, personally came before me this day and (I have personal knowledge of their identity) (I have seen satisfactory evidence of their identity by a current state identification with their photograph in the form of a _____) and acknowledged that they signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal, this 6th day of March 2025.

Notary Public Signature: 

Notary Public Printed Name: Scott K Burger

My Commission Expires: 6/22/2025

(Affix Seal)

SCOTT K BURGER
- NOTARY PUBLIC
Forsyth County, NC

EXHIBIT "A"

Legal Description

LYING IN FORSYTH COUNTY, NORTH CAROLINA

Being all those certain lots or parcels of land situated in the Village of Clemmons, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 5A, containing 4.321 acres, more or less, as shown on a map entitled "Clemmons Town Center Redivision of Lot 5" recorded in Plat Book 69, Page 49, Forsyth County Public Registry, and all of the "Sign Lot", containing .02 acres, more or less as shown on a map entitled "Final Plat For: Clemmons Town Center Lewisville Clemmons Road" recorded in Plat Book 62, Pages 130-131 in the Forsyth County Register of Deeds

AND BEING a portion of that property described in that deed recorded in Deed Book 3380, at Page 1274 in the Forsyth County Register of Deeds