



2013054545 00054

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$177.00

PRESENTED & RECORDED:

12-02-2013 10:11:07 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPT

BK: RE 3157

PG: 1430-1433

Revenue Stamps \$ 177.00

*Original to Wells Jenkins***DEED FOR HIGHWAY RIGHT OF WAY**THIS INSTRUMENT DRAWN BY Rodney K. Hatton CHECKED BY Mark T. SmithThe hereinafter described property ☐ Does ☒ Does not include the primary residence of the Grantor.RETURN TO: Division Right of Way Agent - NCDOT
1605 Westbrook Plaza, Suite 201
Winston Salem, NC 27103

NORTH CAROLINA

COUNTY OF ForsythTAX MAP AND LOT 660870-5354E-001BT.I.P No.: U-2579BWBS ELEMENT: 34839.2.10TIP/PARCEL NUMBER: U-2579B 045ROUTE: Northern Beltway-Eastern SectionTHIS FEE SIMPLE DEED, made and entered into this the 7th day of June, 2013
by and between Q3 Development, LLC a NC limited liability company - SEE ATTACHED EXHIBIT "A"
5910 Billet Road
Oak Ridge, NC 27310

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETHThat the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 88,450.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE (together with any provisions relating to abutter's rights of access which may be hereinafter stated), that certain property located in Kernersville Township, Forsyth County, North Carolina, which is particularly described as follows:

Point of beginning being N 53°44'48.0" E, 213.812 feet from -L-, Sta. 560+00; thence to a point on a bearing of S 88°20'20.6" E, 12.498 feet; thence to a point on a bearing of N 35°45'35.0" W, 19.083 feet; thence to a point on a bearing of S 05°04'6.4" W, 15.182 feet; returning to the point and place of beginning.

COUNTY Forsyth WBS ELEMENT: 34839.2.10 TIP/PARCEL NO. U-2579B 045

IN ADDITION, and for the aforesaid consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

A Temporary Drainage Easement described as follows:

Point of beginning being N 55°42'47.6" E, 223.804 feet from -L-, Sta. 560+00; thence to a point on a bearing of S 88°20'20.6" E, 52.084 feet; thence to a point on a bearing of N 41°31'33.2" W, 65.319 feet; thence to a point on a bearing of S 48°08'59.0" W, 24.909 feet; thence to a point on a bearing of S 05°04'6.4" W, 15.347 feet; thence to a point on a bearing of S 35°45'35.0" E, 19.083 feet; returning to the point and place of beginning.

The above described temporary drainage easement will terminate upon completion of the project.

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

None.

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the
Forsyth County Registry in Will Book 2747 Page 2741.

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 34839.2.10 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 34839.2.10, Forsyth County; and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

IT IS UNDERSTOOD AND AGREED between the parties hereto that this conveyance is made for the purpose of constructing and establishing upon the right of way hereby conveyed a road or highway designated as State Highway Project 34839.2.10, Forsyth County, which road or highway is a controlled access facility as defined by law and the GRANTORS shall have no right of access to said road or highway, except such access as may be provided by way of local service or frontage roads and streets or specific access points as shown and designated as such on the right of way plans for said State Highway Project on file in the office of the DEPARTMENT in Raleigh, North Carolina and to be recorded in the Register of Deeds Office of Forsyth County pursuant to NCGS 136-19.4.

The access as provided is more particularly described as follows:
No means of access to the project is provided.

As to such local service or frontage roads and streets or specific points of access, the GRANTORS reserve unto themselves, their heirs, successors, executors and assigns for the benefit of their remaining property abutters' rights of access thereto as at common law, subject, however, to the right of the DEPARTMENT to reasonably regulate said abutters' rights of access in order to protect and safeguard the traveling public.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions:
None.

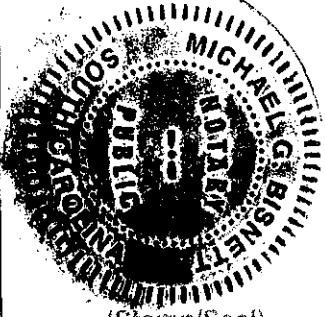
COUNTY Forsyth WBS ELEMENT: 34839.2.10 TIP/PARCEL NO. U-2579B 045

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

Q3 Development, LLC a NC limited liability company
(Corporate Name)

BY: William L. Cannon
William L. Cannon (Manager)

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: Plym K. Hatt

 (Stamp/Seal)	STATE OF <u>SC</u> COUNTY OF <u>CHARLESTON</u>
	I, <u>MICHAEL G. BISNETT</u> a Notary Public for said County and State, so hereby certify that <u>William L. Cannon</u> Manager of <u>Q3 Development, LLC a NC limited liability company</u>
	GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument on behalf of the company.
	Witness my hand and official stamp or seal, this the <u>18</u> day of <u>June</u> , <u>2013</u>
My commission expires	My Commission Expires: <u>11/18/2014</u> <u>[Signature]</u> Notary Public

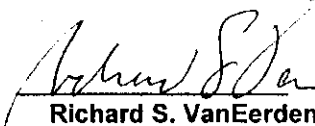
The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered on the _____ day of _____, 20____ in Book _____, Page _____ at _____ o'clock _____ M. _____ REGISTER OF DEEDS FOR _____ COUNTY BY: _____ Deputy/Assistant - Register of Deeds

EXHIBIT "A"

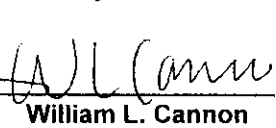
**Agreement between former Q3 Development and the NC-DOT for sale of the
easement of property at: 4711 Weston Brooke Trail, Kernersville, NC 27284**

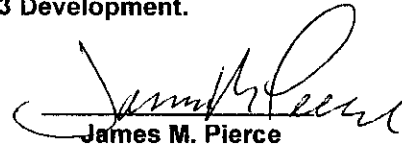
**For Sale of easement: on the property of 4711 Weston Brooke Trail, Kernersville, NC 27284. We the
undersigned hereby agree to this transaction for the purpose of winding down the business of Q3
Development, in order to cease operations of the LLC.**

We also certify we are the only members of Q3 Development.


Richard S. VanEerden

**Member/Manager
181 Huckleberry Drive
Stokesdale, NC 27357**


William L. Cannon
**Member/Manager
6397 Chalmers Court
Summerfield, NC 27358**


James M. Pierce

**Member/Manager
5918 Billet Road
Oak Ridge, NC 27310**

Forsyth County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that
he or she signed the foregoing document:

Date: 11/26/13

Official Signature of Notary
, Notary Public Notary's printed or typed name
My commission expires:

July 8, 2014

