

2014008932 00205FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$189.00**

PRESENTED & RECORDED

03/14/2014 04:10:51 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPT

BK: RE 3170**PG: 678 - 680****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$190.00

Tax Lot 825A, Block 3488

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney – no title search

Brief description for the Index: 3905 Gracemont Drive, W-S. NC 27106THIS DEED made this 11 day of February, 2014, by and between**GRANTOR**N&G Properties, Inc.
9800 Concord Church Rd
Lewisville, NC 27023**GRANTEE**IH3 Property North Carolina, LP
9335 Harris Corners Parkway #100
Charlotte, NC 28269Property Address:
3905 Gracemont Drive
Winston -Salem, NC 27106

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

FOR DESCRIPTION OF PROPERTY SEE EXHIBIT "A" ATTACHED HERETO

The property hereinabove described was acquired by Grantor by Deed Book 2629, Page 4239.

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

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: easements and restrictions of record; violated zoning ordinances, if any; 2014 taxes are to be pro-rated.

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

N&G PROPERTIES, INC.

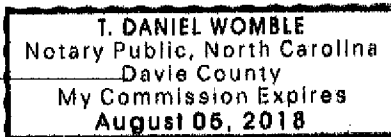
By: Nancy C. Cranfill
President

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Nancy C. Cranfill, President of N&G Properties, Inc. 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 11 day of February, 2014.

My Commission Expires:
(Affix Seal)



T. Daniel Womble
Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

BEGINNING at an existing iron pipe, said iron pipe being in the north right-of-way line of Gracemont Avenue and lying South $02^{\circ} 32' 41''$ West 264.78 feet from the southeast corner of Lot 1, Yarborough-Leinbach's Property (Plat Book 18, Page 155, Forsyth County Registry); running thence from said BEGINNING point, North $86^{\circ} 37' 40''$ West 86.00 feet to a point in the north right-of-way line of Gracemont Avenue, running thence from said point North $03^{\circ} 45' 00''$ East 106.50 feet to a point; running thence from said point, South $86^{\circ} 37' 40''$ East 83.76 feet to a point; running thence from said point, South $02^{\circ} 32' 41''$ West 106.51 feet to the point and place of BEGINNING, containing 9,040 square feet and being designated as Lot 1 on an unrecorded plat of survey by John Edward Beeson, PLS, dated 04/09/02.