



2017003614 00232

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$830.00

PRESENTED & RECORDED
01-27-2017 04:06:03 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPT

BK: RE 3330
PG: 458-460

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$830.00

Parcel Identifier No. 6817-09-0430.00

Mail after recording to: Grantee @ 1493 Bromwich Drive, Winston-Salem, NC 27127

This instrument was prepared by: John R. Combs (Box #107)

THIS DEED made this 26th day of January, 2017 by and between

GRANTOR

CPM Ventures, LLC
3715 Brownstone Lane
Winston-Salem, NC 27106

GRANTEE

Xam Nguyen, LLC
1493 Bromwich Drive
Winston-Salem, NC 27127

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, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2782, Page 899 & Deed Book 3329, Page 1913, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book n/a, Page n/a, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereby caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

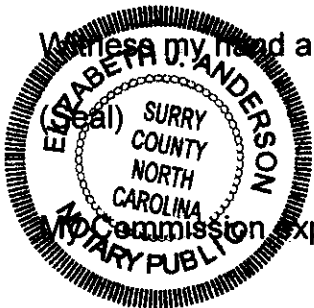
CPM Ventures, LLC

By: [Signature]
Robert J. Parent, Managing Member

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Robert J. Parent, Managing Member of CPM Ventures, LLC.

Witness my hand and official stamp or seal, this the 26th day of January, 2017.



My Commission expires: 09/04/2018

Notary Public [Signature]
Print Notary Name Elizabeth J. Anderson

EXHIBIT "A"

TRACT I:

BEGINNING at an iron stake in the south side of the right of way line of NC Highway #67 (also known as Reynolda Road), said iron also being located at the northeast corner of the property described in Deed Book 931, Page 172, and said beginning point further being located at the northwestern corner of Tax Lot 44J, Block 3550, as the Forsyth County Tax Map is presently constituted, and running thence from said beginning point along the west line of Lot 44J, South $38^{\circ} 43'$ West 252.03 feet to an iron at the northeast corner of Wilson-Stonestreet as described in Deed Book 1034, Page 417; thence with the line of Wilson-Stonestreet and with the line of Tax Lot 101C, Block 3550, North $32^{\circ} 48' 35''$ West 121.25 feet to an iron; thence with the line of Tax Lot 101C North $38^{\circ} 53' 40''$ East 38.47 feet to an iron in the southeast corner of the property described in Deed Book 931, Page 170; thence with the southern line of the property described in Deed Book 931, Page 170 North $51^{\circ} 20'$ West 58.97 feet to a point at the southeast corner of the property described in Deed Book 938, Page 441; thence with the eastern line of the property described in Deed Book 938, Page 441 North $39^{\circ} 04' 40''$ East 175.18 feet to a point in the southern right of way line of Reynolda Road; thence with the southern right of way line of Reynolda Road South $51^{\circ} 17' 25''$ East 182.75 feet to an iron, the point and place of BEGINNING and containing 0.889 acres, more or less, according to a survey of Allied Land Surveying Company, dated September 11, 1989.

Tract II:

Lying and being in Oldtown Township, Forsyth County, North Carolina and adjoined on the northeast by NC Highway #67; on the southeast by H.R. Reece and W.R. Jones; on the southwest by C.W. Myers; on the northwest by Oldtown Investment Corporation and described as follows: Beginning at a stake in the south margin of NC Highway #67, said stake being also the corner of Oldtown Investment Corporation and running thence South $37^{\circ} 21'$ West 175 feet to a stake, a new corner, thence South $52^{\circ} 39'$ East 47 feet, more or less, to a stake; thence on a new line North $37^{\circ} 21'$ East 175 feet to a stake in the south margin of aforesaid highway, a new corner; thence with the south margin of said Highway North $52^{\circ} 39'$ West 47', more or less, to the Beginning, and being a strip of land 47 feet, more or less, in width and 175 feet in length taken from the northwest side of the tract of land described in Deed executed by Maurice Watts and wife, Mary L. Watts to H.G. Thacker, Sr. and wife, Lillian D. Thacker, which deed is recorded in Deed Book 737, Page 117, Forsyth County Registry and being also the property upon which a brick building now stands.