

2023020385 00118

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1800.00
 PRESENTED & RECORDED
 06/16/2023 01:33:19 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3759
 PG: 1515 - 1518

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,800

Parcel Identifier No. 6819-88-7910 Submitted electronically by Allman Spry Davis Leggett & Crumpler, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Prepared by and return to: Schell Bray PLLC (BRC), 230 North Elm Street, Suite 1000, Greensboro, North Carolina 27401 (without the benefit of a title examination)

Brief description for the Index: 465 Forum Parkway, Rural Hall, North Carolina 27045

THIS DEED made as of this 16TH day of JUNE, 2023, by and between

GRANTOR	GRANTEE
KWBKRH, LLC, a North Carolina limited liability company 2719 Reynolds Drive Winston-Salem, North Carolina 27104	Z Axis Properties, LLC a North Carolina limited liability company 704 Chippenham Court Winston-Salem, North Carolina 27104

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 the City of Rural Hall, Bethania Township, Forsyth County, North Carolina and more particularly described as follows:

See attached "Exhibit A" hereto (the "Property").

The Property was acquired by Grantor by instrument recorded in Book 3695 Page 1317.

All or a portion of the Property does not contain the primary residence of the Grantor.

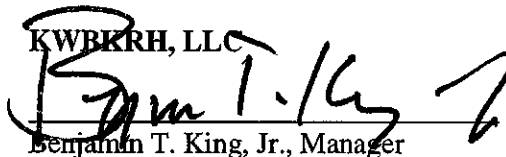
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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:

Ad valorem taxes for the current and subsequent year and easements, rights of way and restrictions of record if any.

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

GRANTOR:

KWBKRH, LLC

Benjamin T. King, Jr., Manager


FORSYTH COUNTY

STATE OF NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he/she/they signed the foregoing document: Benjamin T. King, Jr.

Date: JUNE 14, 2023

(Official Seal)



Official Signature of Notary

SCOTT T. HORN

Notary Public
Printed or typed name

My commission expires: 10-6-26

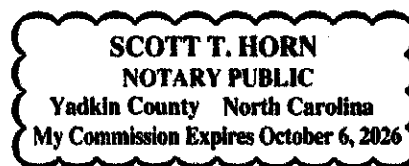


Exhibit A

Legal Description

BEGINNING at an existing iron pipe in the northern right of way line of Forum Parkway said existing iron pipe marking the southwestern corner of property now or formerly owned by J & L Hayes Investments, LLC as recorded in Deed Book 1921, page 2264, Forsyth County Registry (Tax Lot 239H, Block 4942); running thence from said beginning point along the southern line of J & L Hayes Investments, LLC North 36° 59' 50" East 299.81 feet to an existing iron pipe in the southwesterly line of property now or formerly owned by Old Belt Fanners Cooperative, Inc. as recorded in Deed Book 1169, page 224, Forsyth County Registry (Tax Lot 235, Block 4942); thence along Old Belt Farmers Cooperative, Inc.'s southwesterly line South 53° 00' 55" East 150.02 feet to an existing iron pipe in the corner of property now or formerly owned by Sheila P. Oppel as recorded in Deed Book 2115, page 1564, Forsyth County Registry (Tax Lot 250, Block 4942); thence along Oppel's northwesterly line South 37° 00' 35" West 300.00 feet to an iron pipe in the northern right of way line of Forum Parkway; thence along the northern right of way line of Forum Parkway North 52° 56' 30" West 149.96 feet to an existing iron pipe in the southwestern corner property now or formerly owned by J & L Hayes Investments, LLC as recorded in Deed Book 1921, page 2264, Forsyth County Registry (Tax Lot 239H, Block 4942), the point and place of beginning containing 1.03 acres, more or less, in accordance with a Map for Cleo, LLC prepared by Richard Parks Bennett, Registered Land Surveyor, dated November 17, 2000.

TOGETHER WITH all rights, easements, rights of way, privileges and hereditments thereto belonging, including but not limited to the right of ingress, egress and regress over, across and through Forum Parkway.