

2024000910 00075

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED

01/10/2024 01:03:41 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3788

PG: 3171 - 3173

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$550

Mail after recording to: GRANTEE @ 1045 BURKE STREET, WINSTON SALEM NC 27101

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. ATTORNEY

DELIQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

NO TITLE SEARCH REQUESTED OR PERFORMED

Tax Parcel #6818-81-5604.000

Brief Description for the Index: Bethania Station Rd

THIS DEED made this 3rd day of JANUARY, 2024, by and between

GRANTOR: XBR INDUSTRIES INC., A NEW YORK CORPORATION

Mailing Address: 3512 19TH Ave Ste 2E, Astoria NY 11105

GRANTEE: BETHANIA STATION PARTNERS, LLC

Property Address: 4075 Bethania Station Rd, 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:

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 _____ Township, FORSYTH County, North Carolina and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being all of the same property described in Book 3527 at Page 1346.

Submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

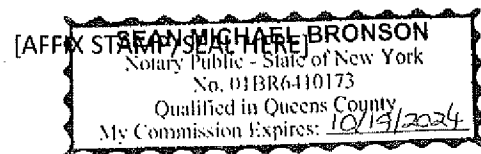
XBR INDUSTRIES INC., A NEW YORK CORPORATION

BY: *Peter Lambakis* (SEAL)
PETER LAMBRAKIS, PRESIDENT

STATE OF NEW YORK
 COUNTY OF QUEENS

I, SEAN M. BRONSON, a Notary Public of QUEENS County and State of aforesaid, certify that **PETER LAMBRAKIS**, principal, personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a state issued driver's license, and acknowledged to me that he is **PRESIDENT OF XBR INDUSTRIES, A NEW YORK CORPORATION**, and that he voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 3RD day of January 2024.



hm
 Notary Public

My commission expires: OCTOBER 19, 2024

EXHIBIT "A"

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY LINE OF BETHANIA STATION ROAD, THE NORTHWEST CORNER OF LOT 10, OF THE GILBERT PLACE AS RECORDED IN PLAT BOOK 20 PAGE 109, FORSYTH COUNTY REGISTRY; THENCE FROM THE POINT AND PLACE OF BEGINNING AND WITH THE EASTERN RIGHT OF WAY LINE OF BETHANIA STATION ROAD THE FOLLOWING FIVE COURSES AND DISTANCES: NORTH 27 DEGREES 02 MINUTES 0 SECONDS EAST 150.0 FEET TO A NEW IRON PIPE; THENCE NORTH 31 DEGREES 24 MINUTES 0 SECONDS EAST 100.0 FEET TO A NEW IRON PIPE; THENCE NORTH 42 DEGREES 34 MINUTES 0 SECONDS EAST 122.80 FEET TO A NEW IRON PIPE; THENCE NORTH 50 DEGREES 49 MINUTES 0 SECONDS EAST 122.80 FEET TO A NEW IRON PIPE; THENCE NORTH 53 DEGREES 21 MINUTES 45 SECONDS EAST 54.99 FEET TO AN EXISTING IRON PIPE, A CORNER WITH HAMPTON COURT OF WINSTON SALEM, LLC; THENCE LEAVING THE RIGHT OF WAY LINE OF BETHANIA STATION ROAD AND RUNNING WITH THE LINE OF HAMPTON COURT OF WINSTON SALEM, LLC, SOUTH 67 DEGREES 12 MINUTES 55 SECONDS EAST 452.99 FEET TO A NEW IRON PIPE IN THE RIGHT OF WAY LINE OF THE SOUTHERN RAILWAY; THENCE CROSSING SAID RIGHT OF WAY SOUTH 67 DEGREES 16 MINUTES 35 SECONDS EAST 101.54 FEET TO AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY LINE OF THE SOUTHERN RAILWAY; THENCE WITH THE EASTERN RIGHT OF WAY LINE OF THE RAILROAD, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1813.88 FEET A CHORD BEARING AND DISTANCE SOUTH 37 DEGREES 22 MINUTES 20 SECONDS WEST 298.08 FEET TO AN EXISTING IRON PIPE, A CORNER WITH THE CITY OF WINSTON SALEM; THENCE RECROSSING THE RAILROAD RIGHT OF WAY THE FOLLOWING FOUR COURSES AND DISTANCES; NORTH 64 DEGREES 40 MINUTES 50 SECONDS WEST 53.26 FEET TO A POINT; THENCE SOUTH 42 DEGREES 46 MINUTES 20 SECONDS WEST 52.36 FEET TO A POINT; THENCE SOUTH 43 DEGREES 33 MINUTES 0 SECONDS WEST 13.27 FEET TO A POINT; THENCE NORTH 84 DEGREES 11 MINUTES 35 SECONDS WEST 63.18 FEET TO A NEW IRON PIPE IN THE WESTERN RIGHT OF WAY LINE OF THE SOUTHERN RAILWAY; THENCE WITH THE WESTERN RIGHT OF WAY LINE OF THE RAILROAD SOUTH 43 DEGREES 34 MINUTES 50 SECONDS WEST 403.0 FEET TO A NEW IRON PIPE IN THE LINE OF ERNEST LEE REDDING; THENCE WITH REDDING'S LINE NORTH 53 DEGREES 26 MINUTES 0 SECONDS WEST 194.29 FEET TO AN EXISTING IRON PIPE, A CORNER OF LOT 11 OF THE GILBERT PLACE REFERENCED ABOVE; THENCE WITH THE EASTERN LINE OF LOT 11 AND FALLING IN WITH THE LINE OF LOT 10, OF THE GILBERT PLACE NORTH 28 DEGREES 40 MINUTES 55 SECONDS EAST 162.60 FEET TO AN EXISTING IRON PIPE, THE NORTHEAST CORNER OF LOT 10, GILBERT PLACE; THENCE WITH THE LINE OF LOT 10, NORTH 62 DEGREES 58 MINUTES 0 SECONDS WEST 202.87 FEET TO AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY LINE OF BETHANIA STATION ROAD, THE NORTHWEST CORNER OF LOT 10, GILBERT PLACE, THE POINT OF **BEGINNING**. CONTAINING 7.86 ACRES, MORE OR LESS IN ACCORDANCE WITH A SURVEY MADE BY STEWART W. GLOOR, PLS. DATED APRIL 22, 2005, BEARING JOB NO. 3681. 0.77 ACRES, MORE OR LESS, OF THE LAND LAYS WITHIN THE RIGHT OF WAY OF THE SOUTHERN RAILWAY AND NO WARRANTY TO THE TITLE OF SAME IS GIVEN. DUKE POWER COMPANY'S 68 FEET WIDE TOWER TRANSMISSION LINE CROSSES THE NORTHERN END OF THE TRACT.