



2013058287 00136

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

12-31-2013 12:55:50 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY LORI HOLLOWAY
DPT

BK: RE 3161

PG: 588-591

NO TAXABLE CONSIDERATION

NO TITLE SEARCH WAS PERFORMED OR REQUESTED

Mail to: Blanco Tackabery & Matamoros, P.A., P.O. Box 25008, Winston-Salem, NC 27114-5008

Box 52

This instrument was prepared by: Jennifer L. Kerrigan, Esq.

Brief description for the Index: Tract 1 (Old Salisbury Court) and Tract 2 (Brookwood)

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made this 31st day of December, 2013, by and between

GRANTOR	GRANTEE
J&Y, LLC , a North Carolina limited liability company	JJT, LLC , a North Carolina limited liability company
2830 Maplewood Avenue, Suite A Winston-Salem, NC 27103	2830 Maplewood Avenue, Suite A Winston-Salem, NC 27103

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 those certain lots or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows (together, the "Property"):

See **EXHIBIT A** attached hereto and incorporated herein by reference.

None of the Property herein conveyed includes the primary residence of Grantor.

The Property was acquired by Grantor by North Carolina General Warranty Deed recorded in Book 1923 at Page 2548 in the Forsyth County, North Carolina, Public Registry.

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 that it is seized and possessed of said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further.

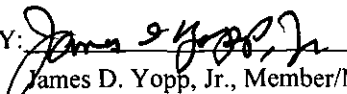
Title to the property hereinabove described is subject to the following exceptions:

1. All such valid and enforceable easements, covenants, conditions, restrictions and other encumbrances of record.
2. The lien of the ad valorem property taxes for the current year and all subsequent years.

Grantor is dissolving effective December 31, 2013. This deed is a distribution of its assets as part of winding-up its affairs pursuant to Chapter 57C of the North Carolina General Statutes.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

J&Y, LLC, a North Carolina limited liability company

BY:  (SEAL)
James D. Yopp, Jr., Member/Manager

BY:  (SEAL)
Ali Jarrahi, Member/Manager

[SEPERATE NOTARY PAGE TO FOLLOW]

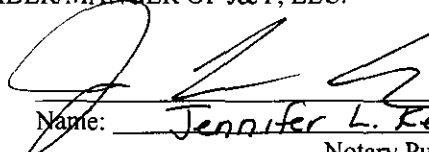
SEPERATE NOTARY PAGE TO SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

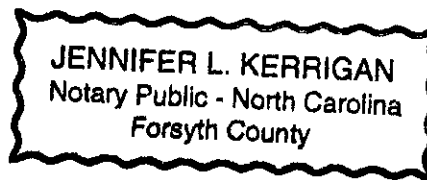
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: JAMES D. YOPP, JR., MEMBER/MANGER OF J&Y, LLC.

Date: December 30, 2013


Name: Jennifer L. Kerrigan
Notary Public

My Commission expires: 1/11/2014

[NOTARIAL SEAL]

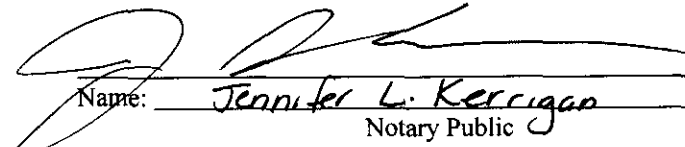


STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: ALI JARRAHI, MEMBER/MANAGER OF J&Y, LLC.

Date: December 30, 2013


Name: Jennifer L. Kerrigan
Notary Public

My Commission expires: 1/11/2014

[NOTARIAL SEAL]

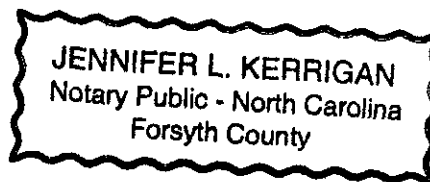


EXHIBIT ALEGAL DESCRIPTION

Tract 1 (Old Salisbury Court):

BEGINNING at an existing iron pipe within the right-of-way of Old Salisbury Road, said iron pipe being located South 88° 21' 13" West 3.50 feet from a point in the northwest corner of property now or formerly owned by Marie Kimel (Tax Lot 113-B) and in the eastern right-of-way line of Old Salisbury Road; running thence from said beginning point North 00° 40' 34" East 138.39 feet to a point in the southerly right-of-way line of Old Salisbury Court; running thence along the right-of-way of Old Salisbury Court (a) South 88° 56' 16" East 99.58 feet; (b) along a curve to the right having a chord bearing of South 57° 50' 49" East a chord distance of 25.82 feet; (c) along a curve to the left having a chord bearing a North 77° 09' 10" East a chord distance of 97.07 feet; (d) North 01° 03' 44" East 50.00 feet to a point; running thence along the southern line of South Bend Townhomes South 88° 56' 16" East 818.99 feet to an old existing iron pipe; running thence South 03° 13' 16" West 107.28 feet to an old existing iron pipe; thence South 81° 38' 44" East 119.44 feet to a 12-inch concrete monument found in a branch; thence South 01° 53' 21" East 60.56 feet to a point; thence North 82° 33' 44" West 56.36 feet to a point; thence North 74° 10' 13" West 65.96 feet to a point; thence South 88° 21' 12" West 411.94 feet to a point; thence South 88° 20' 56" West 404.39 feet to an iron pin in the right-of-way line of Old Salisbury Road, the point and place of beginning, in accordance with a survey by Kenneth C. Foster, R.L.S., dated October 9, 1996.

Tract 2 (Brookwood):

BEGINNING at an iron stake located in the eastern right-of-way line of Hutton Street, said iron stake being located in the southwestern corner of the property now or formerly owned by Claus W. Hinrichsen as recorded in Deed Book 1348, Page 695, Forsyth County Registry of Deeds; running thence from said beginning point South 75° 33' 46" East 120.32 feet to an iron stake; thence South 10° 56' 12" West 18.64 feet to an iron stake; thence South 78° 51' 17" East 43.92 feet to an iron stake; thence South 78° 51' 17" East 19.49 feet to a point; thence South 62° 50' 31" West 314.59 feet to an iron stake in the eastern right-of-way line of Hutton Street; thence along the eastern right-of-way line of Hutton Street along a curve to the left North 27° 09' 10" East a chord distance of 229.43 feet to an iron stake, the point and place of Beginning, in accordance with a survey by Kenneth C. Foster, R.L.S., L-2552, dated October 15, 1996, and being shown on the Forsyth County Tax Maps as Tax Lots 13C and 13K, Block 2417.