

2014042344 00134
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$4200.00
PRESENTED & RECORDED
11/21/2014 02:49:04 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: GAIL K PARHAM
DPTY
BK: RE 3206
PG: 856 - 860

Prepared by and after
Recordation return to:

Christopher J. Vaughn
Carruthers & Roth, P.A.
235 N. Edgeworth Street
Greensboro, North Carolina 27401
(Without title exam, as counsel to Grantor only)

Excise Tax \$4,200

NORTH CAROLINA

SPECIAL WARRANTY DEED

FORSYTH COUNTY

THIS DEED made as of the 21st day of November, 2014, by and between WENDELTA PROPERTY HOLDINGS, LLC, a Mississippi limited liability company ("Grantor"), whose address is 263 South Wagner Place, Memphis, Tennessee 38103, and 13049 OXNARD STREET, LLC, a California limited liability company, having an undivided interest of 90 %, and BETTY L. FIORAVANTI, AS TRUSTEE OF THE BETTY L. FIORAVANTI REVOCABLE TRUST, having an undivided interest of 10 %, as tenants in common (collectively, "Grantee") whose address is 4702 Sepulveda Boulevard, Sherman Oaks, California 91403. 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.

This is not the personal residence of Grantor.

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 as tenants in common in the percentages stated

above, all that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

For legal description, see Exhibit A, which is attached hereto and incorporated herein by this reference.

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 as tenants in common in the percentages stated above.

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, except for the exceptions hereinafter stated.

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

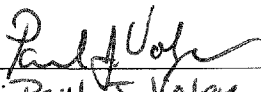
1. All easements, restrictions, and rights-of-way of record, the lien for ad valorem taxes for 2014 and subsequent years and all matters of survey;
2. Right of First Refusal recorded in Book 1905, Page 2095, Forsyth County Registry;
3. Waiver of Right of First Refusal recorded in Book 3189, Page 1718, Forsyth County Registry; and
4. Memo of Lease and Right of First Refusal recorded in Book 3189, Page 1766, Forsyth County Registry.

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

GRANTOR:

WENDELTA PROPERTY HOLDINGS, LLC, a
Mississippi limited liability company

By: Carlisle Corporation, a Tennessee
corporation, its Manager

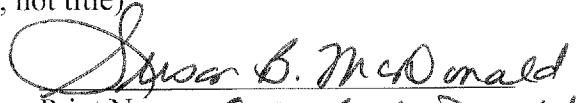
By: 
Name: Paul S. Volpe
Title: Vice President

Shelby County, State of Tennessee

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Paul J. Volpe (insert name, not title)

Date: 11/19/14


 Print Name: Susan B. McDonald
 Notary Public

(Official Seal)



My Comm. Expires
 April 8, 2015

My Commission expires: 4/08/15

EXHIBIT A
TO
SPECIAL WARRANTY DEED

(see attached for legal description)

Property Located at
2735 Reynolda Road,
Winston-Salem, Forsyth County,
North Carolina

BEGINNING at a R/W monument on the Northern R/W of Reynolda Road on the line between Lots 17 and 18 of Block "B" of Mrs. L.M. Hall as recorded in Plat Book 10, Page 3, thence on the line between said Lots 17 and 18 North 59 degrees 49 minutes 20 seconds East 175.96 feet to an iron, the Northernmost corner of said Lot 17, thence crossing a 12.5 feet alley and following the line between Lots 19 and 20 of Block "E" of Mrs. L.M. Hall as recorded in Plat Book 16, Page 86, North 59 degrees 34 minutes 40 seconds East 86.68 feet to an iron, thence on a new line South 29 degrees 40 minutes 20 seconds East 148.78 feet to an iron on the line between Lots 13 and 14 of said Plat Book 16, Page 86, thence on the line between said lots South 59 degrees 06 minutes 40 seconds West 80.74 feet to an iron, thence crossing the 12.5 feet alley and following the line between Lots 11 and 12 of said Plat Book 10, Page 3 South 59 degrees 26 minutes West 179.26 feet to an iron on the R/W of Reynolda Road, thence with said R/W North 30 degrees 41 minutes West 150.62 to the place of BEGINNING and containing 0.898 acres, more or less.

The above described property lying in Winston Township, Forsyth County, North Carolina is Lots 12-B through 17B, portions of Lots 80 through 85, and Lots 302, and 303 of Tax Block 2254. See Deed Book 707, Page 88, Deed Book 709, Page 263, and Deed Book 1141, Page 1059

TOGETHER WITH:

Those certain easements for access, ingress and egress as contained in that certain Grant of Easement for the City of Winston-Salem to Wendy's International, Inc. dated August 22, 1995 and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1902, Page 3045.