



2015037578 00199

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

09-30-2015 03:57:12 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

DPT

BK: RE 3252

PG: 4349-4351

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: NO TAXABLE CONSIDERATION

Parcel Identifier Nos. 6817-54-8457 and 6817-54-8314 Verified by _____ County on the ____ day of _____ 20____
 By: _____

Mail/Box to: Blanco Tackabery Box #52

This instrument was prepared by: George E. Hollodick

Brief description for the Index: Combined parcels 6817-54-8457 and 6817-54-8314

THIS DEED made this 28th day of September, 2015, by and between

GRANTOR

SAM'S INVESTMENTS III, LLC
 7935 Council Place, Suite 200
 Matthews, NC 28105

GRANTEE

SAM'S INVESTMENTS III, LLC
 7935 Council Place, Suite 200
 Matthews, NC 28105

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 Grantor has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The purpose of this Deed is to consolidate the parcels hereinabove described and acquired by Grantor by instruments recorded at Book 3214, Page 4110 and Book 3252, Page 4346 into a single tax parcel.

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

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

And Grantor covenants with 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:

1. Taxes for the year 2015 and subsequent years.
2. Easements and Restrictions of Record.

SEE SEPARATE SIGNATURE PAGE

SEPARATE SIGNATURE PAGE TO

NORTH CAROLINA SPECIAL WARRANTY DEED

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

SAM'S INVESTMENTS III, LLC

By: _____ (SEAL)

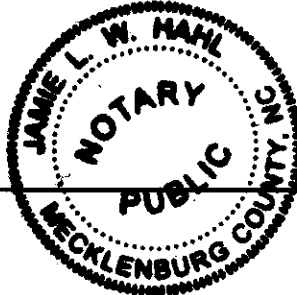
Name: Sami I. Nafisi

Title: Manager

State of North Carolina- County of Mecklenburg

I, the undersigned Notary Public of the County of Mecklenburg and State aforesaid, certify that Sami I. Nafisi, Manager of **SAM'S INVESTMENTS III, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of June, 2015.

My Commission Expires: 8/5/2018
(Affix Seal)



Jamie L. W. Hahl
Jamie L. W. Hahl Notary Public
Notary's Printed or Typed Name

EXHIBIT A

Lying and being in Forsyth County, North Carolina and being more particularly described as follows:

Beginning at a $\frac{3}{4}$ " iron control corner in the right of way line of Reynolda Road (Public 100' R/W) and the south east corner of property owned, now or formerly, by Mi Pueblo HP, LLC; thence from said BEGINNING POINT, North 38 degrees 23 minutes 08 seconds East 124.70 feet to a $\frac{1}{2}$ " rod in the property line of said Mi Pueblo; thence continuing along the property line of Mi Pueblo, North 38 degrees 50 minutes 06 seconds East 125.40 feet to a $\frac{1}{2}$ " bent iron in the north eastern property line of Mi Pueblo; thence North 74 degrees 15 minutes 55 seconds East 33 feet to a $\frac{1}{2}$ " bent iron in the right of way line of Oldtown Drive; thence South 19 degrees 08 minutes 12 seconds East 117.69 feet to a $\frac{7}{8}$ " rod; thence South 43 degrees 56 minutes 35 seconds East 15.15 feet to a $\frac{7}{8}$ " rod; thence South 00 degrees 22 minutes 58 seconds East 61.11 feet to a control corner $\frac{5}{8}$ " rod (N=874.380.73 and E=1,615,927.98); thence on a curve to the right having a radius of 205.39 feet and a chord bearing and distance of South 19 degrees 56 minutes 36 seconds West 127.85 feet to a point; thence South 36 degrees 54 minutes 37 seconds West 19.95 feet to a point; thence South 69 degrees 40 minutes 59 seconds West 26.59 feet to a point in the right of way of Reynolda Road; thence along the right of way line North 51 degrees 37 minutes 13 seconds West 200.04 feet to the point and place of BEGINNING, and containing 1.031 acres more or less as drawn on a survey entitled "Sam's Investments III, LLC", by Brady Surveying Company, PA, drawing #15021.dwg.