



2015039127 00102  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
10-12-2015 02:18:32 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

BK: RE 3254  
PG: 3131-3133

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 6835-16-2774.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Coltrane, Grubbs & Whatley, PLLC, 109 E Mountain Street, Suite D, Kernersville, NC 27284, ROD Box #114 106

This instrument was prepared by: Attorney Julie R. Whatley of Coltrane, Grubbs & Whatley, PLLC *Bell, Nov 5*

Brief description for the Index: TCT W 4<sup>th</sup> Street Winston TP LT10, BLK79

THIS DEED made this 8<sup>th</sup> day of October, 2015, by and between

GRANTOR	GRANTEE
ACF ENTERPRISES, INC. (a North Carolina Corporation)	GEMCAP TCL, LLC (a North Carolina Limited Liability Company)
Mailing Address: 123 Broad Street Kernersville, NC 27284	Mailing Address: 210 West Fourth Street, Suite 200 Winston-Salem, NC 27101

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2054, page 447.  
All or a portion of the property herein conveyed does NOT include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

\_\_\_\_\_  
ACF Enterprises, Inc. (SEAL)  
Print/Type Name: \_\_\_\_\_

By: Mark W. Chandler  
Print/Type Name & Title: Mark W. Chandler, Secretary/Treasurer Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

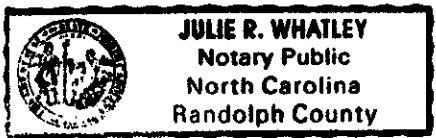
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Randolph and State aforesaid, certify that MARK W. CHANDLER personally appeared before me this day and acknowledged that he is the Secretary/Treasurer of ACF Enterprises, Inc. a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 8th day of October, 2015

My Commission Expires: April 26, 2020.  
(Affix Seal)

Julie R. Whatley Notary Public  
Julie R. Whatley



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**400 WEST FOURTH STREET, WINSTON-SALEM, NC**

LYING AND BEING in the Winston Salem Township, Forsyth County, North Carolina, and BEGINNING at a computed point (building corner), being South 38° 17' 01" West 42.24 feet from nail in the intersection of Marshall Street and West Fourth Street, and running thence with the western property line of Marshall Street the following two (2) courses: 1) South 06° 40' 37" East 169.94 feet to a building corner; 2) South 06° 40' 37" East 64.06 feet to a computed point, being the northeast corner of City of Winston Salem; thence with the northern line of City of Winston Salem, South 83° 13' 00" West 82.31 feet to a computed point, being a point along the line of City of Winston Salem; thence with the line of City of Winston Salem the following two (2) courses: 1) North 06° 35' 40" West 64.13 feet to a building corner; 2) North 06° 35' 40" West 73.87 feet to a building corner being in the line of Garage Investments, LLC as described in Deed Book (D.B.) 2635 Page (PG.) 1352 of the Forsyth County Registry; thence North 83° 25' 49" East 12.20 feet to a building corner being the southeast corner of Garage Investments, LLC; thence with the eastern line of Garage Investments, LLC North 06° 45' 28" West 96.04 feet to a building corner being the northeastern corner of Garage Investments, LLC and the southern right-of-way for West Fourth Street; thence with the southern right-of-way for West Fourth Street North 83° 13' 00" East 70.05 feet to the Point and Place of BEGINNING, containing 18,062 square feet (0.415 Acres), more or less.