



2015041164 00075
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
10-28-2015 12:49:17 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY

BK: RE 3256
PG: 4232-4235

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$-0-

Parcel Identifier No. 6829-50-0231 Verified by _____ County on the _____ day of _____, 20__ By: _____

Mail/Box to: ~~Grantee~~ Blanco (#52)

This instrument was prepared by: Alliance 2009, LLC, PO Box 1390, Knoxville, TN 37901-1390

Brief description for the Index: Tax Lot 102K, Block 6329

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

GRANTOR	GRANTEE
ALLIANCE 2009, LLC, a Delaware limited liability company	LECONTE WINSTON-SALEM, LLC, A Delaware limited liability company
500 Henley Street, Suite 200 Knoxville, TN 37902	500 Henley Street, Suite 200 Knoxville, TN 37902

Enter in appropriate block for each party: name, 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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

No portion of the property herein conveyed includes the primary residence of a Grantor.

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 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:

This conveyance is made subject to all applicable restrictive covenants, easements, rights of way, and other matters of record in the Office of Register of Deeds of Forsyth County affecting the property and the 2015 pro-rata share of the ad valorem taxes for the property.

REMAINDER OF PAGE INTENTIONALLY OMITTED

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

Alliance 2009, LLC, a Delaware limited liability company

By: Cathi Wingo
Name: Cathi Wingo
Title: VP/Secretary

STATE OF Tennessee
COUNTY OF Knox

I, Kelley B Simpson, a Notary Public for said County and State, certify that Cathi Wingo, whose identity has been proven by satisfactory evidence, said evidence being:

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____

A credible witness has sworn to the identity of the principal(s); who is the VP/Secretary of Alliance 2009, LLC, a Delaware Limited Liab, personally appeared before me this day, and acknowledged that (s)he, as VP/Secretary, being authorized to do so, voluntarily executed the foregoing instrument on behalf of said Alliance 2009, LLC for the purposes stated therein.

WITNESS my hand and notarial seal, this 14th day of October, 2015.

Kelley B Simpson
Notary Public
Print Name: Kelley B Simpson
My Commission Expires: 5/5/2019

[AFFIX NOTARY SEAL BELOW-NOTE THAT SEAL MUST BE **FULLY LEGIBLE**]

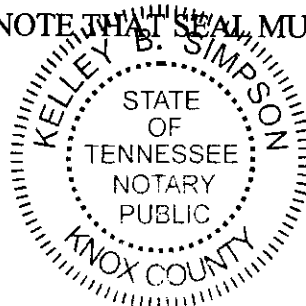


EXHIBIT A

Being the following tract and parcel located in Forsyth County, North Carolina more particularly described as follows:

BEGINNING at an existing Magnail in concrete marking a point in the northeasterly right of way line of Hanes Mill Road, also marking a corner of property owned, now or formerly, by Winston-Salem (Oak Summit) WMC, LLC (Deed Book 2984, page 954, Forsyth County Registry, and marking the southern-most corner of the herein-described parcel; thence with said northeasterly right of way line of Hanes Mill Road the following four (4) calls: (1) N 59°47'30" W, 222.39 feet to an existing rebar; (2) N 30°08'05" E, 4.99 feet to an existing rebar; (3) N 59°46'28" W, 69.31 feet to new rebar; (4) along an arc to the left having a radius of 1760.00 feet, and having an arc length of 16.50 feet, with a chord bearing and distance of N 60°08'11" W, 16.50 feet to a new Magnail set in concrete approximately 0.6 feet below ground level, said new Magnail marking a corner of aforesaid Winston-Salem (Oak Summit) WMC, LLC; thence with said Winston-Salem (Oak Summit) WMC, LLC the following ten (10) calls: (1) N 30°11'03" E, 189.62 feet to a new Magnail; (2) S 59°46'28" E, 57.37 feet to an existing rebar; (3) along an arc to the left having a radius of 320.00 feet, and having an arc length of 168.68 feet, with a chord bearing and distance of S 74°51'36" E, 166.73 feet to an existing rebar; (4) N 89°59'57" E, 93.94 feet to an existing rebar; (5) N 00°00'22" E, 82.99 feet to a point; (6) S 89°59'38" E, 170.02 feet to an existing rebar; (7) S 00°00'44" E, 246.98 feet to an existing rebar; (8) S 00°18'26" W, 15.04 feet to an existing rebar; (9) N 90°00'00" W, 257.08 feet to an existing rebar; (10) S 34°14'25" W, 86.79 feet to an existing Magnail, the point and place of BEGINNING and containing 2.763 acres more or less as shown on the survey entitled "ALTA/ACSM Land Title Survey Shops at Oak Summit prepared by MLA Group dated June 11, 2015, project # LS-15024.

This being the same property conveyed to Alliance 2009, LLC by deed recorded as Deed Book 2921, page 502 in the Office of the Register of Deeds of Forsyth county, N.C. and being a portion of Tract 1 of the property of Blue Oak Limited Partnership described in Deed Book 2106, page 1589 recorded in the Office of the Register of Deeds of Forsyth County, N.C.

EASEMENT TRACT:

TOGETHER WITH the real estate rights and easements granted in that certain Easements with Covenants and Restrictions Affecting Land recorded in Deed Book 2157, page 4447 in the Office of the Register of Deeds of Forsyth County, N.C.