

**2015041342 00091**FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$2080.00**PRESENTED & RECORDED  
**10-29-2015 12:23:23 PM**C. NORMAN HOLLEMAN  
REGISTER OF DEEDSBY: S L POINDEXTER  
DPTY**BK: RE 3257****PG: 732-734****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$2,080.00

Parcel Identifier No. 6825-78-1636.00 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_Mail/Box to: Gary R. Wolf, Higgins Benjamin, PLLC, PO Box 20570, Greensboro, NC 27420 **Envelope**This instrument was prepared by: Mallory M. Oates, Bell, Davis & Pitt, PA, PO Box 21029, Winston-Salem, NC 27120-1029Brief description for the Index: 901 Reynolda Road, Winston-Salem, North CarolinaTHIS DEED made this 28<sup>th</sup> day of October, 2015, by and between**GRANTOR**Acacia No. 1, LLC, a North Carolina limited  
Liability company  
301 N. Main Street, Suite 2300  
Winston-Salem, NC 27101**GRANTEE**Piedmont Properties of NC, LLC, a North Carolina  
limited liability company  
PO Box 4573  
Greensboro, NC 27404

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, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2810 page 118, Forsyth County Registry.All or a portion of the property herein conveyed \_\_\_\_\_ includes or X 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.

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:

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

Acacia No. 1, LLC, a North Carolina limited liability company

\_\_\_\_\_  
(SEAL)  
Print/Type Name: \_\_\_\_\_

By: JDL Castle Corporation, Manager

\_\_\_\_\_  
(SEAL)  
Print/Type Name: \_\_\_\_\_

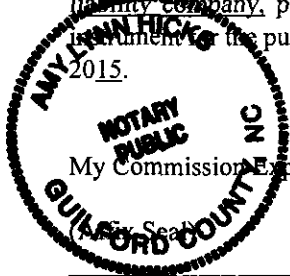
By: W. David Shannon  
Print/Type Name & Title: W. David Shannon, President

\_\_\_\_\_  
(SEAL)  
Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)  
Print/Type Name: \_\_\_\_\_

\_\_\_\_\_  
State of North Carolina - County or City of Forsyth  
I, the undersigned Notary Public of the County or City of Gulford and State aforesaid, certify that W. David Shannon, President of JDL Castle Corporation, Manager of Acacia No. 1, LLC, a North Carolina limited liability company, 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 28<sup>th</sup> day of October, 2015.



My Commission Expires: 7-24-2018

Amy Lynn Hicks  
Amy Lynn Hicks Notary Public  
Notary's Printed or Typed Name

\_\_\_\_\_  
State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_

(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

Exhibit A

Reynolda Road/Northwest Boulevard  
[Legal Description]

BEING a certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina and being more particularly described as follows:

Beginning at an iron rebar in the northwesterly right of way of Northwest Boulevard said rebar marking the southeastern corner of property now or formerly owned by Peregrine Associates as recorded in Deed Book 1967, Page 3618 Forsyth County Registry said iron rebar being located the following two (2) courses and distances from the intersection of the northwesterly right of way of Northwest Boulevard and the northeasterly right of way of Reynolda Road: (i) North  $49^{\circ} 20' 00''$  East 198.69 feet and (ii) North  $49^{\circ} 14' 01''$  East 49.96 feet, the point and place of beginning; running thence from said beginning point along the northwesterly right of way of Northwest Boulevard South  $49^{\circ} 14' 01''$  West 49.96 feet to an existing iron pipe; thence continuing along the northwesterly right of way of Northwest Boulevard South  $49^{\circ} 20' 00''$  West 198.69 feet to a new pipe at the intersection of the northwesterly right of way of Northwest Boulevard and the northeasterly right of way of Reynolda Road; thence along the northeasterly right of way of Reynolda Road along a curve to the right having a radius of 5.00 feet an arc distance of 8.06 feet a chord bearing and distance North  $84^{\circ} 28' 05''$  West 7.22 feet to a new pipe; thence continuing further along the northeasterly right of way of Reynolda Road North  $38^{\circ} 16' 09''$  West 92.69 feet to a new pipe in the southern right of way of a 100' right of way of Southern Railway; thence along the southern line of a 100' right of way of Southern Railway along a curve to the right having a radius of 2,977.50 feet an arc distance of 139.00 feet a chord bearing and distance North  $47^{\circ} 59' 46''$  East 138.98 feet to a point; thence continuing along the southern line of a 100' right of way of Southern Railway North  $49^{\circ} 20' 00''$  East 111.06 feet to an iron pipe set in the southern line of property now or formerly owned by Peregrine Associates as recorded in Deed Book 1967, Page 3618 Forsyth County Registry; thence along the southern line of Peregrine Associates South  $40^{\circ} 31' 47''$  East 100.98 feet to a rebar in the northwesterly right of way of Northwest Boulevard, the point and place of beginning, containing 0.58073 acres, more or less, in accordance with a survey prepared for JDL Castle Corporation of Summit Street Extension and Farmers Cooperative Whse Co. Property by Thomas A. Riccio, Professional Land Surveyor, dated January 16, 2008, drawing number 08008.