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2016041330 00181

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$6600.00

PRESENTED & RECORDED:
10-17-2016 03:52:23 PM

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

BK: RE 3313
PG: 1209-1214

BRIDGETRUST TITLE GROUP
1 COLUMBUS CTR STE 400
VIRGINIA BEACH, VA 23462-9693

ENVELOPE



Recording Time, Book and Page

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$6,600.00

Tax Lot No. 6836-96-1163.00; 6836-95-2834.00; 6836-85-7983.00; 6836-96-1794.00 _____

Verified by _____ County on the _____ day of _____, 2016
by _____

Mail/Box to: _____

This instrument was prepared by: Levitt & Boccio, LLP, 423 West 55th Street, New York, NY 10019

Brief description for the Index: La Deara Crest Apartments, 2501 Ladeara Crest Lane, Winston-Salem, NC

THIS DEED, made this the 17th day of October, 2016, by and between

GRANTOR: NORTHEAST WINSTON VENTURES LIMITED PARTNERSHIP, a North Carolina limited partnership, whose mailing address is 60 Columbus Circle, 18th Floor, New York, New York 10023 and

GRANTEE: A & Y Apartments LLC, a North Carolina limited liability company, whose mailing address is 2885 Sanford Ave SW #20267, Grandville, MI 49418

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Winston-Salem, County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 1973, Page 206.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to any Exceptions and Reservations of record and hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the Exceptions and Reservations of record and as set forth on Exhibit B.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

NORTHEAST WINSTON VENTURES LIMITED PARTNERSHIP, a North Carolina limited partnership

By: RAST GP ACQUISITION, LLC a Delaware limited liability company

By: [Signature]
Name: Matthew Finkle
Title: Vice President

State of NEW YORK
County of NEW YORK

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:

Matthew Finkle

)).

Date: 10/13/16

[Signature]
Kelly Preczewski Notary Public
Notary's Printed or Typed Name

My Commission Expires:
6/31/20

(Official/Notarial Seal)

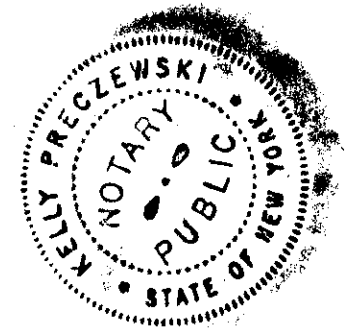


Exhibit A

All those tracts or parcels of land lying and being in the City of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

PARCEL 1:

BEGINNING at an iron pin, said iron pin being located at the intersection of the westerly right-of-way of Fairchild Hills Road and the southerly right-of-way of 26th Street; running thence with the right-of-way of 26th Street, South 89° 19' 00" East 633.64 feet to a point; running thence South 00° 23' 40" West 145.04 feet to a point; running thence South 00° 24' 10" West 144.78 feet to an iron pin in the northerly right-of-way of Short Street; running thence with said right-of-way North 89° 16' 00" West 299.77 feet to a P.K. nail; continuing with said right-of-way running North 89° 17' 20" West 119.88 feet to an iron pin; continuing with said right-of-way running North 89° 22' 20" West 128.87 feet to an iron pin on the easterly right-of-way of Fairchild Hills Road; running thence with said right-of-way North 16° 33' 00" West 254.23 feet to an iron pin; running thence along a curve to the right having a chord distance of 48.14 feet, an arc distance of 48.17 feet North 12° 49' 20" West to an iron pin and place of BEGINNING, being a 3.94 acre tract of land as shown on the survey entitled "Winsome", prepared by Michael Gizinski, RLS, dated October 30, 1997, and being further known as Lots 11-30 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

PARCEL 2:

BEGINNING at an iron pin, said iron pin being located at the intersection of the northerly right-of-way of 25th Street and the easterly right-of-way of Fairchild Hills Road; running thence with the right-of-way of Fairchild Hills Road, North 16° 36' 50" West 338.23 feet to an iron pin; running thence along a curve to the right along the easterly right-of-way of Fairchild Hills Road and the southerly right-of-way of Short Street, a chord distance of 49.24 feet, an arc distance of 57.75 feet North 36° 59' 20" East to an iron pin; running thence along the southerly right-of-way of Short Street South 89° 27' 30" East 132.95 feet to an iron pin; continuing with said right-of-way running South 89° 11' 20" East 179.88 feet to an iron pin; continuing with said right-of-way running South 89° 17' 20" East 179.87 feet to an iron pin; running thence South 00° 18' 40" West 191.59 feet to an iron pin; running thence North 89° 48' 10" West 179.99 feet to an iron pin; running thence North 89° 48' 20" West 179.88 feet to an iron pin; running thence North 89° 41' 00" West 90.12 feet to an iron pin; running thence South 00° 43' 10" East 10.00 feet to an iron pin; running thence South 89° 34' 50" East 48.69 feet to an iron pin; running thence South 01° 34' 40" East 157.27 feet to a P.K. nail located on a wall on the northerly right-of-way of 25th Street; running thence with said right-of-way North 89° 55' 20" West 27.70 feet to an iron pin and place of BEGINNING, being a 2.42 acre tract of land as shown on the survey entitled "Winsome", prepared by Michael Gizinski, RLS, dated October 30, 1997, and being further known as Lots 1-10 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

PARCEL 3:

BEGINNING at iron pin, said iron pin being located on the westerly right-of-way of Fairchild Hills Road and being the northeast corner of Lot 40, Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds; running thence with said right-of-way along a curve to the right having a chord distance of 86.91 feet, an arc distance of 87.05 feet South 10° 45' 10" East to an iron pin; continuing with said right-of-way running South 16° 21' 50" East 173.78 feet to an iron pin; running thence South 16° 36' 20" East 129.98 feet to an iron pin; continuing with said right-of-way running South 16° 36' 20" East 304.00 feet to an iron pin; continuing with said right-of-way along with the northerly right-of-way of 25th Street along a curve to the right having a chord distance of 68.92 feet, an arc distance of 83.05 feet South 31° 58' 00" West to an iron pin; running thence with the northerly right-of-way of 25th Street, North 89° 55' 20" West 117.00 feet to an iron pin; running thence North 11° 33' 40" West 156.48 feet to a point; running thence North 16° 36' 20" West 420.09 feet to an iron pin; running thence North 14° 20' 20" West 68.19 feet to a point; running thence North 40° 20' 20" West 27.37 feet to a point; running thence North 00° 32' 10" West 70.89 feet to a point; running thence North 85° 13' 40" East 151.50 feet to a point and place of BEGINNING, being a 2.60 acre tract of land as shown on the survey entitled "Winsome",

prepared by Michael Gizinski, RLS, dated October 30, 1997, and being further known as Lots 40-50 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

PARCEL 4:

BEGINNING at an iron pin, said iron pin being the northeast corner of Lot 188, Alexander Heights Subdivision (Section 2), as recorded in Plat Book 1, Page 36; running thence South $00^{\circ} 48' 00''$ East 162.87 feet to a point in the northerly right-of-way of 26th Street; running thence North $89^{\circ} 21' 30''$ West 59.88 feet to an iron pin located in the easterly right-of-way of Pendleton Drive; running thence with said right-of-way North $00^{\circ} 34' 40''$ East 129.96 feet to a point; running thence North $89^{\circ} 23' 00''$ West 50.00 feet to an iron pin; running thence South $00^{\circ} 34' 40''$ West 129.94 feet to an iron pin located in the northerly right-of-way of 26th Street; running thence with said right-of-way North $89^{\circ} 22' 10''$ West 119.95 feet to an iron pin; continuing with said right-of-way North $89^{\circ} 23' 30''$ West 119.78 feet to an iron pin located at the intersection of the northerly right-of-way of 26th Street and the easterly right-of-way of Colburn Drive; running thence with said right-of-way North $00^{\circ} 28' 40''$ East 129.92 feet to a point; running thence North $89^{\circ} 23' 00''$ West 50.00 feet to a point located on the westerly right-of-way of Colburn Drive; running thence South $00^{\circ} 34' 40''$ West 129.87 feet to an iron pin located in the northerly right-of-way of 26th Street; running thence with said right-of-way North $89^{\circ} 25' 20''$ West 60.08 feet to an iron pin; running thence North $89^{\circ} 17' 40''$ West 119.35 feet to an iron pin; running thence North $89^{\circ} 20' 50''$ West 60.26 feet to an iron pin; running thence along a curve to the right having a chord distance of 14.70 feet, an arc distance of 14.70 feet North $00^{\circ} 36' 40''$ East to an iron pin; running thence North $89^{\circ} 23' 40''$ West 60.24 feet to an iron pin; running thence along a curve to the left having a chord distance of 43.36 feet, an arc distance of 43.38 feet South $02^{\circ} 17' 20''$ East to a point; running thence South $85^{\circ} 13' 40''$ West 151.50 feet to a point; running thence North $11^{\circ} 30' 10''$ East 77.09 feet to a point; running thence North $06^{\circ} 33' 00''$ East 97.64 feet to a point; running thence North $13^{\circ} 25' 10''$ West 118.33 feet to a point; running thence North $30^{\circ} 39' 20''$ East 55.53 feet to a point; running thence North $44^{\circ} 20' 00''$ East 45.27 feet to a point; running thence North $34^{\circ} 20' 50''$ West 27.07 feet to a point; running thence North $07^{\circ} 19' 20''$ East 60.56 feet to a point; running thence North $04^{\circ} 29' 20''$ West 92.30 feet to a point; running thence North $11^{\circ} 16' 50''$ West 61.77 feet to a point; running thence North $01^{\circ} 29' 20''$ East 94.03 feet to a point; running thence South $85^{\circ} 30' 20''$ East 304.32 feet to an iron pin; running thence North $68^{\circ} 53' 30''$ East 305.71 feet to a point; running thence North $83^{\circ} 22' 20''$ East 412.04 feet to an iron pin; running thence South $01^{\circ} 14' 20''$ East 142.01 feet to an iron pin; running thence South $00^{\circ} 58' 00''$ East 400.29 feet to an iron pin; running thence North $86^{\circ} 22' 10''$ West 130.76 feet to an iron pin; running thence South $00^{\circ} 41' 10''$ West 106.35 feet to an iron pin; running thence North $89^{\circ} 17' 10''$ West 63.90 feet to an iron pin and place of **BEGINNING**, being a 15.245 acre tract of land as shown on the survey entitled "Winsome", prepared by Michael Gizinski, RLS, dated October 30, 1997, and being further known as Lots 31-38 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds, together with the western portions of Lots 55 and 56 of City View Subdivision as recorded in Plat Book 1, Page 108.

IT BEING the same property conveyed to Northeast Winston Ventures Limited Partnership by Deed from E. V. Ferrell, Jr. recorded in Book 1973, Page 206, Forsyth County Registry.

Exhibit B

1. Taxes for the year 2016 and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown or noted on plats recorded in Plat Book 1, Page 108, Plat Book 23, Page 2 and Plat Book 25, Page 20, Forsyth County Registry.
3. Easements in favor of Duke Power Company recorded at Book 574, Page 481, Book 941, Page 515, Book 944, Page 353, Book 1031, Page 569, Book 1031, Page 571 and Book 1037, Page 465, Forsyth County Registry.
4. Easement(s) to City of Winston-Salem recorded at Book 931, Page 402, Book 1018, Page 370 and Book 1018, Page 367, Forsyth County Registry.
5. Easements in favor of Southern Bell Telephone Company recorded at Book 1024, Page 121 and Book 1367, Page 1129, Forsyth County Registry.
6. Terms and conditions of Cable Television Installation Agreement with Summit Cable Services of Forsyth County recorded at Book 1496, Page 1331, Forsyth County Registry.
7. Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits recorded at Book 3150, Page 1576, Forsyth County Registry.
8. Rights of others in and to the manholes, valves, hydrants, basins, inlets, meters, pedestals, transformers, poles, lines and wires shown on that survey made by Freeland-Clinkscales & Associates, Inc. of NC dated May 3, 2013.
9. Encroachments of parking spaces, landscaping and fencing onto Trellis Lane as shown on that survey made by Freeland-Clinkscales & Associates, Inc. of NC dated May 3, 2013.
10. Encroachments of curbing and fencing onto Pinedale Drive as shown on that survey made by Freeland-Clinkscales & Associates, Inc. of NC dated May 3, 2013.
11. Encroachments of various buildings into building setback lines as shown on that survey made by Freeland-Clinkscales & Associates, Inc. of NC dated May 3, 2013.
12. Rights of tenants, as tenants only, with no right or option to purchase.