



2016043907 00142

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

11-02-2016 04:31:31 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3316

PG: 1739-1742

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NO TAXABLE CONSIDERATION

Parcel Identifier No. 6835-16-1939.00 Verified by _____ County on the _____ day of _____, 20____
 By: + 6835-17-1029.00

Mail/Box to: Grantee Box 106

This instrument was prepared by: John R. Combs. Combs Law Firm, PLLC [WITHOUT TITLE EXAMINATION]

Brief description for the Index: Tax Block _____, Lots _____

THIS DEED made this 11th day of October, 2016, by and between

GRANTOR

GRANTEE

MERCANTILE PLAZA, LLC,
 a North Carolina limited liability company

LTP Holdings II, LLC,
 a North Carolina limited liability company

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 attached Exhibit A which is incorporated herein by reference for legal description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

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

A map showing the above described property is recorded in Plat Book 8 Page 66.

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.

MERCANTILE PLAZA, LLC

By: James H. Perkins
 Name: James H. Perkins
 Title: Manager

STATE OF North Carolina, COUNTY OF Forsyth

I, Bonnie L. Delar, a Notary Public of the State of North Carolina and County of Forsyth, certify that James H. Perkins in his/her capacity as duly as Manager of MERCANTILE PLAZA, LLC, a North Carolina limited liability company personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

10.11.16
 Date

Bonnie L. Delar
 Bonnie L. Delar, Notary Public

(Official Seal)

My Commission Expires: 6.16.21



Exhibit A

TRACT ONE: Property Address: 411 W. Fourth Street, Winston-Salem, North Carolina
TAX PIN: 6835-16-1939.00

Being a parcel in Winston-Salem, North Carolina lying at the northeast corner of Spruce Street, a 60-foot Public Right of Way, and Fourth Street, a 72-foot Public Right of Way, known as Tax Lot 103 of Block 83 (Tax Parcel I.D. 6835-16-1939.00), Forsyth County Tax Records as presently constituted, and being more particularly described as follows:

BEGINNING at an existing Magnail marking a point in the west line of Board of Trustees of The Endowment Fund of The North Carolina School of The Arts (Deed Book 1568, Page 411, Forsyth County Registry), said Magnail lying S 07°00'20" E, 49.92 feet from an existing Magnail marking the northwest corner of aforesaid Board of Trustees; thence with said Board of Trustees west line S 06°59'04" E, 138.50 feet to a point on a building wall, said point lying 0.60 feet northerly from the southeast corner of said building wall, said point lying in the north right of way line of Fourth Street, a 72-foot Public Right of Way according to Forsyth County Tax Mapping; thence with said north right of way line of Fourth Street S 83°09'11" W, 108.00 feet to a point on the face of a building wall, said point lying 0.81 feet northerly from the southwest corner of said building wall, said point being the intersection of the north right of way line of Fourth Street and the east right of way line of Spruce Street, a 60-foot Public Right of Way; thence with said east right of way line of Spruce Street, N 07°07'04" W, 137.60 feet to an existing hole in a concrete wall marking the southwest corner of New Tract B as depicted on the plat recorded at Plat Book 64, Page 173, Forsyth County Registry; thence with the south line of said New Tract B, N 82°40'36" E, 108.32 feet to an existing Magnail, the point and place of **BEGINNING**, containing 0.3428 acres, more or less, and as shown on survey entitled "Boundary Survey For: Mercantile Plaza, LLC," dated September 13, 2016, by Bud E. Baughman, PLS (L-3993), MLA Design Group, Inc.

TRACT TWO:
TAX PIN: 6835-17-1029.00

Being a parcel in Winston-Salem, North Carolina lying east of Spruce Street, a 60-foot Public Right of Way, known as Tax Lot 202D of Block 83 (Tax Parcel I.D. 6835-17-1029.00), Forsyth County Tax Records as presently constituted, and being all of "New Tract B" as depicted on the plat recorded at Plat Book 64, Page 173, Forsyth County Registry.

Together with all rights appurtenant thereto set forth in that certain Mutual Easement Agreement recorded in Book 2912, Page 3872, Forsyth County Registry.

Tract Two being a portion of property conveyed to Mercantile Plaza, LLC by deed from Media General Operations, Inc. dated September 16, 2009, recorded September 18, 2009, in Book 2912, Page 3868, Forsyth County Registry.