

**2017017488 00167**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$5418.00**

PRESENTED & RECORDED

05/05/2017 03:08:32 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3345**

**PG: 2801 - 2804**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Drawn by:

Tony C. Johnson, Esq.

PO Box 23297

Mint Hill, NC 28227

**(No Title Examination)**

Mail to:

Eagleview Properties of Winston-Salem, LLC

15708 Eagleview Drive

Charlotte, NC 28278

Excise Tax: **\$5,418.00**

Tax Parcel Number: **6817-62-1501.000 and 6817-52-6705.000**

Brief description for the Index: Lots 1, 2, 3, 19, 20, 21 & 25, REYNOLDA MANOR, and adjoining tract

THIS DEED made this **3rd** day of **May, 2017** by and between

**GRANTOR: DCW Real Estate – Mint Hill, LLC, a North Carolina limited liability company**  
whose address is: 6012 Bayfield Parkway, Suite 187, Concord, NC 28027  
(herein referred to collectively as **Grantor**) and

**GRANTEE: Eagleview Properties of Winston-Salem, LLC, a North Carolina limited liability company**  
whose address is: 15708 Eagleview Drive, Charlotte, NC 28278  
(herein referred to collectively as **Grantee**)

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 bargained and sold, 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 the City of **Winston-Salem**, County of **Forsyth**, State of North Carolina, and being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY  
REFERENCE**

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3269, at Page 1877, in the Forsyth County Public Registry.**

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 **Map Book 21, at Page 125.**

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: **Any and all such utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property; and the lien of ad valorem taxes for the current year which have been prorated between the parties.**

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

**DCW Real Estate – Mint Hill, LLC, a North Carolina limited liability company**

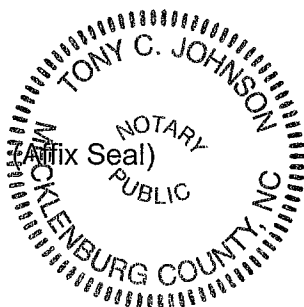
By: Andrew J. Drucker  
**Andrew J. Drucker, Manager**

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Andrew J. Drucker, Manager.**

WITNESS my hand and notarial stamp or seal, this **3rd** day of **May**, 2017.



Notary Public: [Signature]  
 Print or type name: **Tony C. Johnson**

My commission expires: **February 25, 2018**

EXHIBIT "A"TRACT I:

BEING all of Lots 19, 20, 21 and 25 of REYNOLDA MANOR as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and an adjoining parcel, and being more particularly described as follows:

BEGINNING at an iron set in the southeasterly corner of Lot 25 of REYNOLDA MANOR as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and said iron also being located in the intersection of the westerly right-of-way margin of Fairlawn Drive with the northerly right-of-way margin of Oakland Drive, and running thence from said BEGINNING with the northerly right-of-way margin of Oakland Drive, S. 52-36-11 W. 110.76 feet to an iron found in the common front division corner between Lots 24 and 25 of the aforesaid subdivision; thence with the common division line between Lots 24 and 25, N. 27-15-38 E. 147.68 feet to an iron found; thence with the common division line between Lots 21 and 24, S. 65-33-44 W. 77.98 feet to an iron found in the common rear division corner between Lots 24 and 23; thence with the common division line between Lots 23 and 21, S. 66-26-12 W. 78.69 feet to an iron found in the common rear division corner between Lots 21, 22 and 23; thence with the common division line between Lots 21 and 22, N. 73-18-03 W. 70.00 feet to an iron set in the easterly right-of-way margin of Basswood Court; thence with the right-of-way margin of Basswood Court in two (2) calls as follows: (1) N. 32-49-05 E. 13.43 feet to a point; and (2) with the arc of a circular curve to the left having a radius of 50.00 feet, an arc distance of 204.18 feet (chord: N. 35-58-39 W. 89.11 feet) to an iron set in the common front division corner between Lots 18 and 19 of said subdivision; thence with the common division line between Lots 18 and 19, N. 49-34-03 W. 165.27 feet to an iron set in the easterly line of THE DAVIS PROPERTY as shown on map recorded in Map Book 12, at Page 41, Forsyth County Public Registry; thence with the easterly line of THE DAVIS PROPERTY in two (2) calls as follows: (1) N. 31-57-57 E. 91.49 feet to an iron found; and (2) N. 31-23-58 E. 505.72 feet to an iron set in the southwesterly corner of the Covington Wilson Inc. (now or formerly) property; thence with the southerly line of the Covington Wilson Inc. property, S. 44-52-26 E. 490.92 feet to an iron set in the westerly right-of-way margin of Fairlawn Drive; thence with the right-of-way margin of Fairlawn Drive in two (2) calls as follows: (1) S. 40-55-06 W. 149.23 feet to an iron found; and (2) with the arc of a circular curve to the left having a radius of 223.55 feet, an arc distance of 278.33 feet (chord: S. 05-15-01 W. 260.70 feet) to the point and place of BEGINNING, and containing 6.000 acres as shown on survey by David Bradley Coe, NCPLS, dated January 21, 2016, reference to said survey being hereby made for a more particular description.

TRACT II:

BEING all of Lots 1, 2 and 3 of REYNOLDA MANOR as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and being more particularly described as follows:

BEGINNING at an iron set in the northwesterly corner of Lot 1 of REYNOLDA MANOR as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and said iron also being located in the easterly right-of-way margin of Fairlawn Drive, and running thence from said BEGINNING with the northerly line of Lot 1, N. 87-38-53 E. 179.02 feet to an iron set in the line of THE CORNERS, L.P. (now or formerly) property as described by deed recorded in Book 1785, at Page 3497, Forsyth County Public Registry; thence with the common division line between THE CORNERS, L.P. property and the lines of Lots 1, 2, and 3 of REYNOLDA MANOR in two (2) calls as follows: (1) S. 34-45-53 W. 67.61 feet to an iron set; and (2) S. 56-48-07 E. 233.00 feet to an iron set in the common rear division corner between Lots 3 and 4 of REYNOLDA MANOR; thence with the common division line between said Lots 3 and 4, S. 39-30-53 W. 196.19 feet to an iron found in the northerly right-of-way margin of Fairlawn Drive; thence with the northerly and easterly right-of-way margin of Fairlawn Drive in three (3) calls as follows: (1) N. 47-06-53 W. 29.16 feet to an iron set; (2) N. 47-06-53 W. 198.51 feet to an iron found; and (3) with the arc of a circular curve to the right having a radius of 163.55 feet, an arc distance of 177.63 feet (chord: N. 14-13-23 W. 177.63 feet) to the point and place of BEGINNING, the same containing 1.302 acres as shown on survey by David Bradley Coe, NCPLS, dated January 21, 2016, reference to said survey being hereby made for a more particular description.