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FORSYTH CO. NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
10/10/2017 12:34:45 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY

**BK: RE 3372  
PG: 1196 - 1200**

**CORRECTION DEED**  
**(ORIGINAL INSTRUMENT RECORDED IN BOOK 3350, PAGE 1853)**

STATE OF NORTH CAROLINA )  
COUNTY OF FORSYTH )

Drawn by: Scott T. Horn, Esq.  
Return to: Allman Spry Box 8

**Excise Tax:** NTC  
**Tax PIN#s:** 6835-24-1591.00 and 6835-24-3428.00  
**Street Address:** 119 Brookstown Avenue, Winston-Salem

Submitted electronically by Allman Spry Davis Leggett & Crumpler P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS CORRECTION GENERAL WARRANTY DEED, made this 10<sup>th</sup> day of OCTOBER, 2017, by and between **ONE SALEM TOWER, LLC**, a North Carolina limited liability company, having an address of 1315 S. Main Street, Winston-Salem, NC 27127 (hereinafter referred to as "Grantor"); and **BROOKSTOWN TOWER, LLC**, a North Carolina limited liability company, having an address of P.O. Box 20822, Winston-Salem, NC 27120 (hereinafter referred to as "Grantee");

**WITNESSETH:**

That the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those tracts or parcels of land, and all fixtures, improvements, betterments, rights, and appurtenances thereto, being situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference

This deed has been executed by both Grantor and Grantee, and recorded, for the purpose of correcting the legal description of the property originally intended to be conveyed by the Grantor to the Grantee as set forth in the deed recorded at Deed Book 3350, Page 1853.

The property herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges, rights, and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that it is seized of said 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 to the property described herein against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to all easements, rights of way and restrictions of record, if any, all zoning codes and ordinances, and 2017 ad valorem taxes and subsequent years.

IN WITNESS WHEREOF, both Grantor and Grantee have caused this instrument to be executed by their duly authorized representative(s) as of the day and year first above written.

ONE SALEM TOWER, 110

Derrick L. Davis, Manager

(seal)

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Thomas D. Calloway, Manager

(seal)

**COUNTY OF FORSYTH**

COUNTY OF FORSYTH

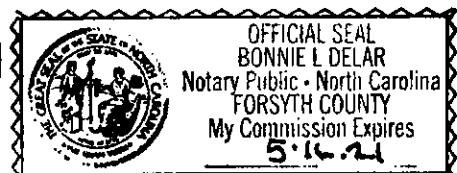
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:      Derrick L. Davis and Thomas D. Calloway .

Date: 4.28.17

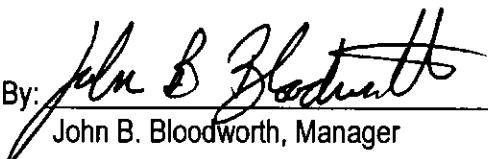
Printed Name: Bonnie L. DeLoach Notary Public

My commission expires: **5.16.21**

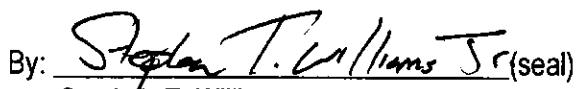
[signatures continued on the next page]



BROOKSTOWN TOWER, LLC

By:  (seal)  
John B. Bloodworth, Manager

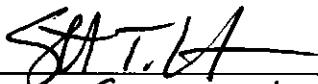
By: Williams Development Group, LLC, Manager

By:  (seal)  
Stephen T. Williams, Jr., Manager

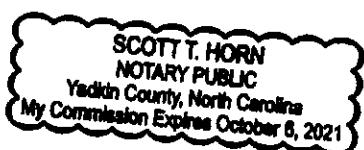
STATE OF NORTH CAROLINA )  
                              )  
COUNTY OF FORSYTH       )

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: John B. Bloodworth and Stephen T. Williams, Jr..

Date: 10-10-2017

  
Printed Name: SCOTT T. HORN, Notary Public

My commission expires: 10-6-21



## Exhibit A

All that tract or parcel of land lying and being in the City of Winston-Salem, County of Forsyth, State of North Carolina, being more particularly described as follows:

BEGINNING at a point located in the northern right-of-way line of Brookstown Avenue, said point also being located South 82° 47' 30" West 144.0 feet from a point marking the intersection of the western right-of-way line of Liberty Street with the northern right-of-way line of Brookstown Avenue; running thence with the northern right-of-way line of Brookstown Avenue South 82° 47' 30" West 233.0 feet to an existing iron, a corner with the property of Winsalem, Inc. (now or formerly); running thence on an east line with said Winsalem, Inc.; North 07° 59' 30" West 90 feet to a point, a new corner with the property of the City of Winston-Salem; running thence on eight (8) new lines with the property of the City of Winston-Salem as follows: (1) North 82° 00' 30" East 10 feet to a point, (2) North 07° 59' 30" West 20 feet to a point, (3) North 82° 00' 30" East 5 feet to a point, (4) North 07° 59' 30" West 39 feet to a point, (5) North 82° 00' 30" East 10 feet to a point, (6) North 7° 59' 30" West 244.36 feet to a point, (7) North 82° 00' 30" East 5 feet to a point, and (8) North 07° 59' 30" West 4.23 feet to a point; running thence on eleven (11) lines with the property of Salem Plaza, Inc., as follows: (1) North 82° 00' 30" East 37.0 feet to a point, (2) South 07° 59' 30" East 68.0 feet to a point, (3) North 82° 00' 30" East 55 feet to a point, (4) South 07° 59' 30" East 17.8 feet to a point, (5) North 83° 04' 40" East 118.88 feet to a point, (6) South 61° 11' 20" East 6.39 feet to a point, (7) South 07° 59' 30" East 60.94 feet to a point, (8) North 82° 00' 30" East 15.0 feet to a point; (9) South 07° 59' 30" East 116.0 feet to a point, (10) South 82° 00' 30 West 28.0 feet to a point, and (11) South 07° 59' 30" East 132.0 feet to a point, the place of beginning, and containing 1.760 acres, more or less. This description was taken from a plat of survey prepared for One Salem Tower Partnership by Michael E. Gizinski, Registered Land Surveyor, dated April 1987.

**AND INCLUDING** all of those tracts or parcels of land described and conveyed to One Salem Tower, LLC, by the deed recorded in Deed Book 2579, Page 198, Forsyth County Registry.

**TOGETHER WITH** perpetual easements heretofore reserved and described as follows: (a) perpetual easements and air rights over, across, and under that portion of the above-described property on which has recently been constructed a new building (known as One Salem Tower), including (without limitation) any and all foundations, caissons, pilings, and improvements located on, below or above the present elevation of the surface of the above-described property and (b) perpetual easements over and across the entire above-described property for pedestrian access (ingress, egress and regress) and entry into and exit from said building and the parking and access areas incidental to the use of said building.

**SAVE AND EXCEPT THEREFROM** the property known as the "Strollway" which has been conveyed to the City of Winston-Salem (by deed recorded in Book 1606 at page 1969 of the Forsyth County Registry) and described as follows: Beginning at a point in the north right-of-way line of Brookstown Avenue, said point being located at the base of the exterior of a foundation of a building known as One Salem Tower and being South 82° 47' 30" West 287.45 feet from the intersection of the west right-of-way line of Liberty Street with the north right-of-way line of Brookstown Avenue;

running thence with said right-of-way line of Brookstown Avenue South  $82^{\circ} 47' 30''$  West 13 feet, more or less, to a point at the base of the exterior of a foundation of said building; running thence underneath the building and adjacent to foundation walls within said building the five (5) following courses and distances: (1) North  $07^{\circ} 10' 15''$  West 4.48 feet to a point, (2) South  $82^{\circ} 49' 45''$  West 6.5 feet to a point, (3) North  $07^{\circ} 10' 15''$  West 115 feet to a point, (4) North  $82^{\circ} 49' 45''$  East 6.5 feet to a point, and (5) North  $07^{\circ} 10' 15''$  West 4.5 feet to a point outside the building and at or near the exterior of a foundation; running thence at or near the exterior of said foundation South  $82^{\circ} 49' 45''$  West 8.5 feet to a point; running thence North  $07^{\circ} 10' 15''$  West 206.58 feet to a point in a south line of the property of Salem Plaza, Inc.; running thence with such south line of Salem Plaza, Inc., North  $82^{\circ} 0' 30''$  East 30 feet to a point; running thence South  $07^{\circ} 10' 15''$  East 207 feet to a point at or near the exterior foundation wall of said building; running thence with said foundation wall South  $82^{\circ} 49' 45''$  West 8.5 feet to a point; running thence underneath the building and adjacent to foundation walls within the building the five (5) following courses and distances: (1) South  $07^{\circ} 10' 15''$  East 4.5 feet to a point, (2) North  $82^{\circ} 49' 45''$  East 6.5 feet to a point, (3) South  $07^{\circ} 10' 15''$  East 115 feet to a point, (4) South  $82^{\circ} 49' 45''$  West 6.5 feet to a point, and (5) South  $07^{\circ} 10' 15''$  East 4.47 feet to the point and place of beginning and being a Strollway generally 30 feet in width except to the extent that such Strollway passes beneath said building and then its width narrows to approximately 13 feet at the entry and exit to such Strollway as it passes beneath the building and a width of approximately 26 feet underneath the major portion of said building, as taken from a plat of survey prepared by Michael E. Gizinski dated April, 1987.

**AND FURTHER SAVE AND EXCEPT THEREFROM** the property described and conveyed to The Children's Museum of Winston-Salem, Inc., by the deed recorded in Deed Book 2579, Page 202, Forsyth County Registry.