

2018015387 00100
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$4620.00
PRESENTED & RECORDED
04/27/2018 01:11:34 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

**BK: RE 3401
PG: 3178 - 3180**

PREPARED BY: W. Kirk Sanders, Hendrick Bryant Nerhood Sanders & Otis, LLP
No title exam or survey requested, none performed.

RETURN TO: Scott Horn, Box 8

Mail future tax bills to: Twin-City Motor Company Building, LLC
807 N. Trade Street, Winston-Salem, NC 27101

Excise Stamps: \$ 4,620.08

Brief Description for Index:

NORTH CAROLINA)
FORSYTH COUNTY)
)
GENERAL WARRANTY DEED

THIS DEED made this 27th day of April, 2018, by and between **STARBUCK VENTURES, LLC**, (hereinafter referred to as "Grantor"), to **TWIN-CITY MOTOR COMPANY BUILDING, LLC** (hereinafter referred to 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 in the amount \$2,310,000.00, 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:

Sex Exhibit "A" attached hereto and incorporated herein by reference.

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 herein above described is subject to the following exceptions: conditions, reservations, rights of way, easements and restrictions of record, duly of record and, constituting constructive notice thereof, current year ad valorem taxes, including the Reciprocal Easement Agreement described in Deed Book 2847, Page 1065.

For further reference, see Deed Book 2014, Page 423 and Book County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal as of the day and year first above written.

STARBUCK VENTURES, LLC

Richard W. Starbuck
RICHARD W. STARBUCK, Manager

(SEAL)

STATE OF North Carolina - County of Forsyth

I, Cheryl T. Clipperton, a Notary Public of Forsyth County, State aforesaid, certify that RICHARD W. STARBUCK, either being personally known to me or proven by satisfactory evidence, who is the Manager of Starbuck Ventures, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is Manager of and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

Witness my hand and official stamp or seal, this 26th day of April, 2021.

Cheryl T. Clipperton
Notary Public

Print Name: Cheryl T. Clipperton

My Commission Expires: March 30, 2021

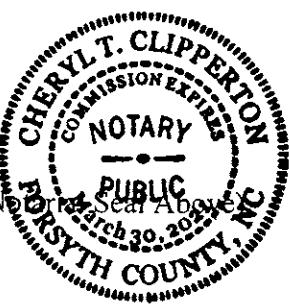
(Affix Notary Seal Above)


Exhibit A

BEGINNING at a drill hole placed in the concrete sidewalk at a point near the southeast intersection of Liberty Street (60' public right-of-way) and Seventh Street (40' public right-of-way) which is South 52° 31' 07" East 59.56 feet from a brass disk "MLK 15" located at NC Grid Coordinates N=858,685.730, E=1,632,028.660; thence from the point of Beginning with the southern right-of-way line of Seventh Street North 89° 41' 15" East 194.42 feet to a drill hole placed in the concrete sidewalk at the southwest intersection of Seventh Street and Main Street (60' public right-of-way); thence with the western right-of-way line of Main Street South 05° 55' 26" East 105.44 feet to a nail placed at the southeast corner of Lot 2 as shown on the subdivision map for the City of Winston-Salem recorded in Plat Book 55, Page 46, Forsyth County Registry; thence with the southern line of the aforementioned Lot 2 South 83° 26' 42" West 196.58 feet to a drill hole placed in the concrete sidewalk in the eastern right-of-way line of Liberty Street at the southwest corner of Lot 2; thence with the eastern right-of-way line of Liberty Street North 05° 45' 53" West 119.83 feet to a drill hole placed in the concrete sidewalk near the southeast intersection of Liberty Street and Seventh Street; continuing thence North 16° 03' 22" East 7.32 feet to the point and place of Beginning, and consisting of approximately 0.52353 acres, all as shown on the survey prepared for Twin-City Motor Company Building, LLC, by Thomas A. Riccio, PLS (NC License L-2815) dated January 29, 2018 (Drawing Number 18022).

The foregoing described property being all of Tax Lots 109 and 202 in Tax Block 0013 (Tax PINs 6835-28-1577.00 and 6835-28-1581.00) in the Forsyth County Tax Maps as presently constituted.

The above description relies on a Survey provided by Grantee. Seller conveys all right, title, and interest received in the "Second Tract" as described in Deed Book 2014, Page 423, less any portion of the tract taken for expansion of Seventh Street, as well as all right, title, and interest described in Book 2847, Page 1061. Any amounts in excess of those deeds are quitclaimed by Grantor to the Grantee.

SUBJECT TO AND TOGETHER WITH all rights, title, interest in the Reciprocal Easement Agreement described in Deed Book 2847, Page 1065.