

2018022499 00015

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
06/15/2018 08:24:00 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3410

PG: 84 - 86

This Instrument Prepared By:

Thomas T. Crumpler, Esquire

Return To:

Allman Spry Davis Leggett & Crumpler, PA
380 Knollwood Street, Suite 700
Winston-Salem, NC 27103

Tax Parcel ID: 6817-54-8348.000

Property Address: 4250 Old Town Drive, Winston-Salem, NC

THE PROPERTY DESCRIBED HEREIN IS NOT GRANTOR'S PRIMARY RESIDENCE

Excise Tax: **No Taxable Consideration**

STATE OF NORTH CAROLINA)

COUNTY OF FORSYTH)

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of June 2018, by and between SAM'S INVESTMENTS III, LLC, a North Carolina limited liability company, having an address at 7935 Council Place, Matthews, NC 28105 ("Grantor"), and SAM'S COMMERCIAL PROPERTIES, LLC, a North Carolina limited liability company having an address of 7935 Council Place, Matthews, NC 28105 ("Grantee");

WITNESSETH: That for, and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Grantee the following described real estate, situated and being in the County of Forsyth, State of North Carolina, and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple forever.

And Grantor covenants with Grantee that Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming, by, through or under the Grantor only.

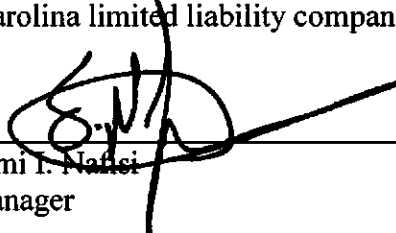
ASDLIC #372946
SM 4786

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.

Title to the Property is subject to easements, rights of way and restrictions of record, if any, and 2018 ad valorem taxes, which are a lien, but not yet due and payable.

WITNESS the signature of the Grantor the day and year first above written.

SAM'S INVESTMENTS III, LLC,
a North Carolina limited liability company

By:  (SEAL)
Name: Sami I. Nafisi
Title: Manager

STATE OF NORTH CAROLINA)

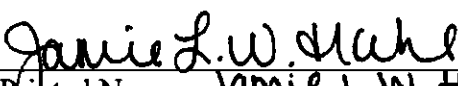
SS:

COUNTY OF MECKLENBURG)

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:

Sami I. Nafisi [insert name, not title].

Date: 6/13/2018


Printed Name: Jamie L.W. Hahl, Notary Public

My commission expires: 8/5/2018

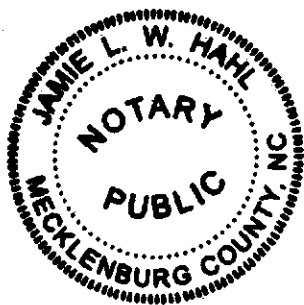


EXHIBIT A
to Special Warranty Deed

4250 Old Town Drive
Winston-Salem, NC
(a/k/a 2901 Reynolda Road)
Parcel ID 6817-54-8348.000
SM 4786

Lying and being in Forsyth County, North Carolina and being more particularly described as follows:

Beginning at $\frac{3}{4}$ " iron control corner in the right of way line of Reynolda Road (Public 100' R/W) and the southeast corner of property owned, now or formerly, by Mi Pueblo HP, LLC; thence from said BEGINNING POINT, North 38 degrees 23 minutes 08 seconds East 124.70 feet to a $\frac{1}{2}$ " rod in the property line of said Mi Pueblo; thence continuing along the property line of Mi Pueblo, North 38 degrees 50 minutes 06 seconds East 125.40 feet to a $\frac{1}{2}$ " bent iron in the northeastern property line of Mi Pueblo; thence North 74 degrees 15 minutes 55 seconds East 33 feet to a $\frac{1}{2}$ " bent iron in the right of way line of Oldtown Drive; thence South 19 degrees 08 minutes 12 seconds East 117.69 feet to a $\frac{7}{8}$ " rod; thence South 43 degrees 56 minutes 35 seconds East 15.15 feet to a $\frac{7}{8}$ " rod; thence South 00 degrees 22 minutes 58 seconds East 61.11 feet to a control corner $\frac{5}{8}$ " rod (N=874,380.73 and E=1,615,927.98); thence on a curve to the right having a radius of 205.39 feet and a chord bearing and distance of South 19 degrees 56 minutes 36 seconds West 127.85 feet to a point; thence South 36 degrees 54 minutes 37 seconds West 19.95 feet to a point; thence South 69 degrees 40 minutes 59 seconds West 26.59 feet to a point in the right of way of Reynolda Road; thence along the right of way line North 51 degrees 37 minutes 13 seconds West 200.04 feet to the point and place of BEGINNING, and containing 1.031 acres more or less as drawn on a survey entitled "Sam's Investments III, LLC", by Brady Surveying Company, PA, drawing #15021.dwg.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3252, Page 4349, Forsyth County Registry.