

2019007358 00182

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

\$27.00

PRESENTED & RECORDED

03/01/2019 02:34:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3448

PG: 2213 - 2220

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$27.00

Parcel Identifier No. See Exhibit "A"

Verified by _____ County on the ____ day of _____, 2018

By: _____

Mail to: Bell, Davis & Pitt, P.A., 100 N. Cherry Street, Suite 600, Winston-Salem, NC 27101

This instrument was prepared by: Mallory M. Oates

Brief description for the
Index: _____

THIS DEED made this 27th day of December, 2018, by and between

GRANTOR

GRANTEE

SC Deacons, LLC, a
North Carolina limited liability company
101 East Washington Street, Suite 400
Greenville, SC 29601

Dash Holdings, LLC, a South Carolina limited
liability company
PO Box 94
Greenville, SC 29602

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, her entire interest in and to that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference

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

A map showing the above-described property is recorded in Plat Book ___, Page ___, _____ County Registry.

TO HAVE AND TO HOLD said interest in and to 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year and each year subsequent thereafter.

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

SC DEACONS, LLC, a
North Carolina limited liability company

By: [Signature]

Name: Jake Van Giron

Title: 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 herein and in the capacity indicated: Jake Van Giron [name], Manager of SC Deacons, LLC,
a North Carolina limited liability company

Date: December 27, 2018

[Signature]
Official Signature of Notary

Amy L Hicks
Notary's printed or typed name

My commission expires: 7/24/23

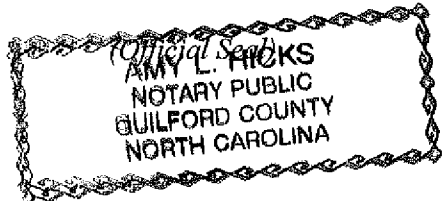


Exhibit "A"Tract 1:

Tax ID #: 6843-29-1659

Address: 0 Jones Meadow Dr., Winston Salem, N.C. 27107

Legal Description: Being known and designated as Lots 19 through 26 all lying south of Jones Avenue as shown on the plat of Mrs. Hulda M. Reed, S.C. Reed and Mrs. Flora Swaim and property of C. L. Jones as recorded in Plat Book 4 at page 150, Forsyth County Registry and being shown on a map of same by Gupton-Skidmore Associates entitled "Property of J. R. Yarbrough" (Job 644-77).

And part of Evelyn St. that was closed. Together with all that property owned by Grantor and described in Deed Book 1449, Page 1639.

Tract 2:

Tax ID #: 6844-45-9797

Address: 0 Brindle Street, Winston Salem, N.C. 27107

Legal Description: TRACT NO. 1: Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows: BEGINNING at a point in the Eastern line of Brindle Street, said point of beginning being 383.8 feet. From the Southeast intersection of Waughtown Street and Brindle Street, and being the Southwest corner of Lot No. 208; thence in an Easterly direction 590 feet, more or less, to a point in the West Line of Lot No. 107 (Waughtown Union Church Cemetery Property); thence Southwestwardly and with the Western line of Lot No. 107, 340 feet, more or less, to a corner of Lot No 5; thence with the West line of Lot No. 5, 20 feet, more or less, to the Northeast corner of Lot No. 4; thence Southwestwardly 195.5 feet, more or less, to the Northwest corner of Lot No. 1-B; thence Southwestwardly 44.6 feet, more or less, to a point in the Northwest corner of Lot No. 1-A; thence Northwestwardly 420 feet, more or less, to a point; thence in an Easterly direction 120 feet in the corner of Lots 106-D and 106-F; thence in a Westerly direction along the Northern line of Lot 106-D, 159.1 feet to a point in the Eastern edge of Brindle Street; running thence in a Northerly direction with the Eastern line of Brindle Street 244 feet, more or less, to the point of BEGINNING. See Deed from Nat S. Crews, Commissioner, to Eugene W. Holland, recorded in Deed Book 744, at page 66, Forsyth County Registry.

Tract 3:

Tax ID #: 6844-56-0256

Address: 1732 Waughtown Street, Winston Salem, N.C. 27107

Legal Description: Lying and being in the City of Winston-Salem, Forsyth, North Carolina, and being more particularly described as follows: BEGINNING at a point in the Southern line of Waughtown Street, said point of beginning being 364.1 feet from the Southwest intersection of Waughtown Street and Brindle Street; running thence in a Southerly direction 415 feet, more or less, to a point in the Northern line of Lot 106-F; running thence with the Northern line of Lot 106-F, 130 feet to a point in the Western line of the Waughtown Union Church Cemetery Property; running thence in a Northerly direction 420 feet, more or less, to a point in the Southern edge of Waughtown Street; running thence in a Westerly direction 188.7 feet to the BEGINNING.

Tract 4:

Tax ID #: 6836-31-0844

0 North Patterson Ave, Winston Salem, N.C. 27105

Legal Description: BEGINNING at an iron stake in the West line of Patterson Avenue, said stake BEING at the Southeast corner of property now or formerly owned by K. S. Fulk; running thence with Fulk's South line Westwardly 211 feet to an iron stake; thence Southwardly on a line parallel with Patterson Avenue 75 feet to an iron stake; thence Eastwardly on a line parallel with Fulk's South line 211 feet to an iron stake in the West line of Patterson Avenue; thence with said line Northwardly 75 feet to the BEGINNING; BEING sometimes known as Lot No. 103, in Block 199, in Winston Township, on the Forsyth County Tax Map; and BEING the same property as that described in a Deed from Lespie E. George et al to C. G. Washington et ux recorded in Deed Book 1018, Page 120 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 5:

Tax ID #: 6836-34-1305

Address: 0 N. Patterson Ave., Winston Salem, N.C. 27105

Legal Description: One Lot of land in the City of Winston-Salem, Forsyth County, N.C. and being known and designated as Lot 3 in Block A as shown on map of Greenway Place Development recorded in Plat Book 4 Page 73 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a particular description.

Tract 6, 7, 8, 9, 10, 11, 12,13:

0 N. Liberty Street Winston-Salem, NC 27105 Tracts

All that property as described in Deed Book 1279 Page 0141, Forsyth County Registry, reference to which is hereby made for a more particular description and further described below. Also See Forsyth County Parcel IDs 6836-56-6586.00 (Tax Block 1481 Lot 003), 6836-56-6680.00 (Tax Block 1481 Lot 005), 6836-56-6683.00 (Tax Block 1481 Lot 007) 6836-56-6659.00 (Tax Block 1481 Lot 008), 6836-56-6765.00 (Tax Block 1482 Lot 001), 6836-56-6768.00 (Tax Block 1482 Lot 104), 6836-56-6860.00 (Tax Block 1482 Lot 102), 6836-56-6867.00 (Tax Block 1482 Lot 005)

TRACT 1: Lying and being in the City of Winston-Salem, North Carolina, on Liberty Street and opposite the Fair Ground and the same being all of Lot No. 7 and the northern half of Lot No. 6 formerly owned by A. F. Moses, and recorded in Plat Book 2, Page 28A in the Office of the Register of Deeds of Forsyth County, North Carolina, and being a strip of land on the West side of Liberty Street fronting on the West side of Liberty Street 30 feet and of that width extending back in a westwardly direction in parallel lines 100 feet and being a rectangular lot composing all of Lot No. 7 and the northern half of Lot No. 6 on said plat, to which reference is hereby made for a more particular description. Also known and designated as Lots 7 and 103, Block 1481, Winston Township, as shown on the Forsyth County Tax Map. See Deed Book 857, Page 380.

TRACT 2: Lot No. 4 as shown on the map of Fairview Supply Company, recorded in the Register of Deeds Office of Forsyth County, North Carolina, in Plat Book 5, Page 16, to which said map reference is hereby made for a more particular description. Also known and designated as Lots 102 and 103, Block 1482, Winston Township, as shown on the Forsyth County Tax Map. See Deed Book 857, Page 380.

TRACT 3: BEGINNING at an iron stake on the West side of Liberty Street on the plat of the property hereinafter referred to, said point of beginning being at the northeast corner of Lot No. 7; running thence West along the North line of Lot No. 7 for a distance of 100 feet to an iron stake on the East side of a ten foot alley; thence North along the East side of said alley 20 feet to an iron stake, the southwest corner of Lot No. 9; thence East along the South line of Lot No. 9, 100 feet to an iron stake, the West side of Liberty Street; thence South along the West side of Liberty Street 20 feet to the place of beginning, being known and designated as Lot No. 8 as shown on the plat of S. E. Case & Company property, plat of said property recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed Book 857, Page 356.

TRACT 4: Lying and being in the City of Winston-Salem on the West side of Liberty Street, and being all of Lot No. 5 and the southern one-half of Lot No. 6 on the plat of S. E. Case & Company property recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. This property is also known as Lots 5 and 102, Block 1481, Forsyth County Tax Map. See Deed Book 859, Page 385.

TRACT 5: Being known as Lots 3 and 4 as shown on Plat of the S. E. Case & Co., et al property, recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina. This property is also known as Lots 3 and 4, Block 1481 on the City-County Tax Maps and is located on North Liberty Street in the City of Winston-Salem. See Deed Book 875, Page 59.

TRACT 6: BEGINNING at an iron stake on the West side of Liberty Street, northern corner of Lot No. 8, and runs thence in a northern direction along the West side of Liberty Street 55.20 feet to an iron stake; thence in a northwestwardly direction approximately 90 feet to the line of Virginia Holding Corporation; thence in a southerly direction along the line of said Virginia Holding Corporation and an alley approximately 110 feet; thence eastwardly along the line of Lot No. 8 approximately 107.81 feet to the beginning, being known and designated as Lots Nos. 9, 10, and 11, less that portion of the same that has been sold, of the S. E. Case & Company et al property, recorded in Plat Book 2, Page 28A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made. See Deed Book 877, Page 383.

TRACT 7: All that certain piece or parcel of land situate in the City of Winston-Salem, County of Forsyth, State of North Carolina, bounded and described as follows:

BEGINNING at a point in the West line of North Liberty Street, said point being North 86° 46' East 55.16 feet distant from a point in the center line of northbound main track of the Shenandoah Division - Winston-Salem District of the Norfolk and Western Railway Company at station 6289 + 01.3 and at Mile Post R-124 + 692.8 feet as measured from Roanoke, Virginia, said point being also in the eastern line of right of way of said Railway Company; thence with said line of right of way as follows: with the West line of said North Liberty Street, South 3° 14' East 133.1 feet to a rail monument, corner to Lots 5 and 4, as shown on City map of North Liberty Street, compiled June, 1925; thence with the dividing line between said lots, South 88° 33' West 50 feet to a rail monument; thence through Lot 4 parallel with and 50 feet distant westwardly from the West line of North Liberty Street, South 3° 14' East 20 feet to a point in the dividing line between Lots 4 and 3; thence westwardly with the dividing line 2 feet to a point; thence through Lot 3 parallel with and 52 feet distant westwardly from the West line of North Liberty Street, South 3° 14' East 20 feet to a rail monument in the dividing line between Lots 3 and 2; thence with said dividing line between Lots 3 and 2, South 87° 56' West 20.53 feet to a rail monument; thence through Lots 2 and 11, South 14° 00' West 69.91 feet to a rail monument in the dividing line between Lots 11 and 10; thence with said dividing line as follows: South 86° 25-1/2' West 7.0 feet to a rail monument, the northwest corner to Lot 10; thence South 3° 06-1/2' East 9.93 feet to a rail monument; thence with the northern terminus of an alley, South 84° 27' West 10.2 feet to a rail monument; thence with the West line of said alley, South 3° 06-1/2' East 152.11 feet to its point of intersection with the North line of 28th Street (formerly Walkertown Road), said point being South 60° 51-1/2' East 76.77 feet distant from a point in the center line of the northbound main tract of said Railway at Station 6293 + 60.38; thence with the North line of 28th Street, North 60° 51-1/2' West 35.74 feet to a point; thence through the right of way of said Railway Company as follows: by a line parallel with and 40 feet distant eastwardly from the center line of the northbound main track of said Railway North 15° 16' East 33.40 feet to a point; thence North 74° 44' West 20.0 feet to a point;

thence by a line parallel with and 20 feet distant eastwardly from the center line of the northbound main track of said Railway, North 15° 16' East 235.49 feet to a point; thence North 20° 58' East 33.90 feet to a point; thence North 20° 07' East 94.60 feet to a point, said point being North 86° 46' East 32.97 feet distant from a point in the center line of northbound main tract of said railway at station 6289 + 01.3; thence North 86° 46' East 22.19 feet to the point of beginning, and containing 0.296 of an acre, more or less, as shown on Plan N-30159-A, dated January 9, 1964, print of which is attached to deed dated January 28, 1964, recorded in Deed Book 877, Page 379. Subject to reservations and exceptions contained in the deed to grantor recorded in Book 888 at Page 45.

TRACT 8: Being known and designated as Lot No. 1 as shown on map of Fairview Supply Company, plat of said property being recorded in Plat Book 5, Page 16 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed Book 877, Page 464. See also affidavit recorded in Book 877, Page 465.

TRACT 9: Being known and designated as Lot No. 2 as shown on map of Fairview Supply Company, plat of said property being recorded in Plat Book 5, Page 16 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed Book 877, Page 464. See also affidavit recorded in Book 877, Page 465.

There is EXCEPTED from this lot that part off of the rear end of said lot conveyed to Virginia Holding Corporation and recorded in Book 272, Page 294, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being all of the property acquired in Deed Book 888, Page 45, Forsyth County Registry.

Tract 14:

Tax ID #: 6827-47-4512

Address: 0 Grove Garden, Road, Winston-Salem, N.C. 27106

Legal Description: BEGINNING at Nixie Nixon's corner and running in a Northwesterly direction 123.03 feet to an iron stake; thence 100 feet to Flora Pledger's corner and then parallel with Flore Pledger lot 125.32 feet to iron stake; thence running 100 feet back to the point of origin. This tract of land contains .28 acres. The above as recorded in Deed Book 636, Page 396, Forsyth County Registry

Subject to easement recorded in Book 1305, Page 558, Forsyth County Registry.

Also being known and designated as Lot No. 109 of Block 3485, Forsyth County Tax Maps.

Subject to the new right of way of Grove Garden Drive as shown on said Tax Maps of Forsyth County.