



2019022899 00048

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-17-2019 10:05:31 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPT

BK: RE 3466

PG: 680-683

Excise Tax: \$ -0-

Parcel Nos: 6825788382 and 6825787370; Parcel Identifier No.: _____

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail after recording to: William H. McNair, Esq. _____

ENVELOPE

This instrument was prepared by: William H. McNair / Shumaker, Loop & Kendrick, LLC
101 S. Tryon Street, Suite 2200, Charlotte, N.C. 28280

Brief Description for the index

747 & 749 Summit St., Winston-Salem, NC (Forsyth
County)

NORTH CAROLINA SPECIAL WARRANTY DEED OF DISTRIBUTION NO TITLE EXAMINATION PERFORMED

THIS DEED made this 6th day of May, 2019, by and between

GRANTOR

McNAIR PROPERTIES, LIMITED PARTNERSHIP
a North Carolina Limited Partnership
101 South Tryon Street, Suite 2200
Charlotte, NC 28280

GRANTEE

GROVER C. McNAIR, III
(a 28.4428% undivided interest)
5309 Sendero Drive
Raleigh, NC 27612JULIE M. McBRIDE (a 28.4428% undivided interest)
115 Corbridge Lane
Winston-Salem, NC 27106MARY McNAIR EAGLE REVOCABLE
TRUST U/A 10/1/16
(a 28.4428% undivided interest)
William H. McNair, Trustee
101 South Tryon St., Suite 2200
Charlotte, NC 28280

JANE C. McNAIR
 (a 6.8358% undivided interest)
 1244 Arbor Road, #148
 Winston-Salem, NC 27104

GROVER C. McNAIR, JR. REVOCABLE INTER VIVOS
 TRUST U/A 9/15/2011
 (a 6.8358% undivided interest)
 c/o William H. McNair, Trustee
 101 S. Tryon Street, Suite 2200
 Charlotte, NC 28280

McNAIR PROPERTIES MANAGEMENT, INC.
 (a 1.0000% undivided interest)
 William H. McNair
 101 S. Tryon Street, Suite 2200
 Charlotte, NC 28280

Enter in appropriate block for each party: name, 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 does grant, bargain and convey unto the Grantee in fee simple, an undivided interest in those certain lots or parcels of land situated at 747 & 749 Summit Street, in the County of Forsyth, State of North Carolina and more particularly described on **EXHIBIT A** attached hereto and incorporated herein by reference

The properties herein conveyed do not include the primary residence of Grantor.

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 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, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All valid and enforceable easements, restrictions and encumbrances appearing of record, if any.

IN WITNESS WHEREOF, the Grantor by its duly authorized Member/Manager and officer has hereunto set his hand the day and year first above written.

[SIGNATURE AND NOTARY APPEAR ON THE NEXT PAGE]

McNAIR PROPERTIES, LIMITED
PARTNERSHIP

By: McNAIR PROPERTIES
MANAGEMENT, INC., General
Partner

By: Grover C. McNair, III
Grover C. McNair, III, President

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public of the County and State aforesaid, certify that Grover C. McNair, III, President of McNair Properties Management, Inc. personally appeared before me this day and acknowledged the voluntary and due execution of the foregoing document for the purpose stated therein and in the capacity indicated.

This the 5 day of June, 2019.

Nathaniel Lentz
Notary Public

Nathaniel Lentz
Printed Name of Notary Public
My commission expires: 8/6/2019

NATHANIEL LENTZ
NOTARY PUBLIC
WAKE COUNTY STATE OF NORTH CAROLINA
MY COMMISSION EXPIRES 8-6-2019

Exhibit "A"
Legal Description of
747 and 749 Summit Street

747 Summit Street

Tract 1: All that certain lot and parcel of land described as "Tract #1" in that certain deed to Grover C. McNair dated January 1, 1969, and recorded in Book 994 at Page 056 in the Forsyth Public Registry.

Tract 2: All that certain lot and parcel of land described as "Tract #5" in that certain deed to Grover C. McNair dated January 1, 1969, and recorded in Book 994 at Page 056 in the Forsyth Public Registry, LESS that portion of said "Tract #5" conveyed by McNair Construction Company, Inc. to Coy C. Carpenter, Jr. et al by deed dated March 17, 1972, and recorded in Book 1032 at Page 565 in the Forsyth Public Registry.

The Property hereinabove described was acquired by Grantor by that Deed from Grover C. McNair, III (a 28.4428% undivided interest), Julie M. McBride (a 28.428% undivided interest), Mary McNair Eagle Revocable Trust U/A 10/1/16 (a 28.4428% undivided interest), Jane C. McNair (a 6.8358% undivided interest), Grover C. McNair, Jr. Revocable Inter Vivos Trust U/A 9/15/2011 (a 6.8358% undivided interest) and McNair Properties Management, Inc. (a 1.0000% undivided interest), recorded January 12, 2017, in Book RE 3327, at Page 3955 in the Register of Deeds of Forsyth County, North Carolina.

749 Summit Street

BEGINNING at a stake on the Southeast Side of West End Blvd. at the intersection of West End Blvd. with Summit Street, running thence Northeastwardly with the West End Boulevard 191.2 feet to a stake; thence Southeastwardly 55.9 feet to a stake in a 15 foot alley; thence Southwestwardly 196.5 feet to Summit Street; thence Northwestwardly with Summit Street, as it curves, 157.73 feet to the place of beginning. For a more particular description see Exhibit A Sketch showing location of House and Lot originally belonging to F. Eugene Vogler and being lot 10 and the western portion of lot 9 as shown on the map of Granite Hill Quarry, said map recorded in the Register of Deeds Office, Forsyth County.

The above described property contains 0.3047 acres, more or less.

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