

2019029720 00085FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2500.00PRESENTED & RECORDED
07/30/2019 12:35:22 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY**BK: RE 3473****PG: 3709 - 3712**

Excise Tax: \$2,500.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier Nos. 6817-54-8348.00

Verified by _____ County on the _____ day of _____, 20____
by _____Mail after recording to: GranteeThis instrument was prepared by: Kelly N. Jones, Blanco Tackabery & Matamoros, P.A., P.O. Box 25008,
Winston-Salem, NC 2714-5008

Brief Description for the index

4250 Old Town Drive

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made this 29 day of July, 2019, by and between**GRANTOR****SAM'S COMMERCIAL PROPERTIES, LLC, a**
North Carolina limited liability company7935 Council Place, Suite 200
Matthews, NC 28105**GRANTEE****CCT Winston Salem LLC, an Delaware limited**
liability company3825 Edwards Road, Suite 630
Cincinnati, OH 45209

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 all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has, and by these presents does, grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows (the "Property"):

See EXHIBIT A attached hereto and made a part hereof.

BTM:746114v1

Submitted electronically by "Harrold Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The Property hereinabove described was acquired by Grantor by Deed recorded in Book 3410, Page 84, Forsyth County Registry.

None of the Property herein conveyed includes 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.

Use Restriction: The Property shall not be used for the sale of gasoline or other motor fuel products for a period of thirty (30) years from the recording of this Deed.

Grantor covenants with 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, but no further, other than the exceptions as follows:

- a) Ad valorem taxes for the year 2019 and subsequent years, not yet due and payable;
- b) All applicable laws including zoning, building ordinances and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of public record; and
- c) All encroachments and other matters that may be revealed by a survey or inspection of the Property.

[SIGNATURES BEGIN ON NEXT PAGE]

SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

GRANTOR:

SAM'S COMMERCIAL PROPERTIES, LLC

By: [Signature]
Name: Sami Nafisi
Title: manager

State of North Carolina - County of Union

I, a Notary Public in and for Union County and the State aforesaid, certify that Sami Nafisi as the manager of Sam's Commercial Properties, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged to me that he/she signed the foregoing document.

Witness my hand and Notarial stamp or seal, this 24 day of July, 2019.

My Commission Expires: 5/17/22
(Affix Seal)

[Signature]
Louetta R. Hanson Notary Public
Notary's Printed or Typed Name

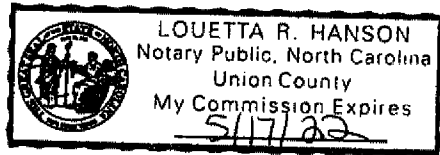


EXHIBIT A

Beginning at ¼" 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 ½" 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 ½" bent iron in the northeastern property line of Mi Pueblo; thence North 74 degrees 15 minutes 55 seconds East 33 feet to a ½" 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 7/8" rod; thence South 43 degrees 56 minutes 35 seconds East 15.15 feet to a 7/8" rod; thence South 00 degrees 22 minutes 58 seconds East 61.11 feet to a control corner 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.

Together with any and all real estate interests in and to that certain 35-foot wide entrance easement for access, ingress and egress as described in Deeds recorded in Book 2460, Page 3872; Book 3214, Page 4110; and Book 3252, Page 4346, Forsyth County Registry.