

2019044759 00147

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1200.00

PRESENTED & RECORDED
 11/06/2019 03:29:33 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3491**PG: 3024 - 3030**

Prepared by: Scott A. Schaaf
 Womble Bond Dickinson (US) LLP

NO TITLE EXAMINATION PERFORMED BY THE PREPARER OF THIS DEED.

Return to: Grantee *Blanco Tackabery (Box 52)*

The property herein described does not include the primary residence of the Grantor.

Tax ID: 6817-54-5652.00

Excise Tax: \$1,200.00

STATE OF NORTH CAROLINA)

)

COUNTY OF FORSYTH)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective November 6, 2019, by and between PIEDMONT FEDERAL SAVINGS BANK, a federal savings bank, with an address of 201 South Stratford Road, Winston-Salem, NC 27103 ("Grantor"), to LITTLE APPLESEED PROPERTIES, LLC, a North Carolina limited liability company, with an address of 4143 Wycliff Drive, Winston-Salem, NC 27106 ("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, the receipt of which is hereby acknowledged, does hereby 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 (the "Property"):

See Exhibit A attached hereto and incorporated by reference herein.

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

submitted electronically by "Blanco Tackabery & Matamoros, 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.

WBD (US) 47812449V1

AND THE GRANTOR covenants with the Grantee, that Grantor is seized of the Property 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 claiming by or through Grantor except for the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

- (a) Matters of zoning, (b) easements, restrictions and rights of way of record, if any, and (c) ad valorem taxes for 2019 and subsequent years.

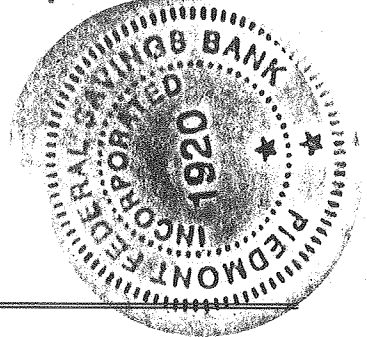
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR has executed this instrument under seal effective as of the day and year first above written.

PIEDMONT FEDERAL SAVINGS BANK

By: Michael L. Hauser
 Name: Michael L. Hauser
 Title: President

[Corporate Seal]

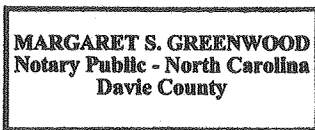


STATE OF NORTH CAROLINA)
 COUNTY OF Forsyth)

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Michael L. Hauser, as President of Piedmont Federal Savings Bank.

Date: November 5, 2019

Margaret S. Greenwood
 (official signature of Notary)



(Official Seal)

Margaret S. Greenwood, Notary Public
 (Notary's printed or typed name)

My commission expires: May 15, 2024

EXHIBIT A

Legal Description
Forsyth County, North Carolina

[see attached]

EXHIBIT "A"

TRACT 1: - Deed Book 1315, Page 1456, Forsyth County Registry.

lying and being in Winston Township, Forsyth County, North Carolina, and Beginning at an iron stake located in the northeasterly right of way line of Reynolda Road at the southernmost corner of the easement described in Book 1128 at page 1704 recorded in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence with the southeast line of said easement North 41° 35' East 160 feet to an iron stake in said easement; thence, South 48° 25' East 150 feet to an iron stake; thence, South 41° 35' West 160 feet to an iron stake in the aforesaid northeasterly right of way line of Reynolda Road; thence, running with said right of way line North 48° 25' West 150 feet to the point and place of Beginning.

Together with a perpetual non-exclusive easement for purposes of ingress, egress and regress to Reynolda Road and an unnamed street running between the property conveyed to Wachovia Bank and Trust Company, N.A. (see Book 1128 at page 1704 and Book 1138 at page 896 of the Forsyth Registry) and the property belonging to Frank Vogler and Sons, Inc. (now or formerly), said easement being more particularly described as follows:

Beginning at an iron stake located in the southeasterly right of way line of a proposed street and at the northernmost corner of the 20' strip of land conveyed to Wachovia Bank and Trust Company, N.A., by Deed recorded in Book 1138 at page 896 of the Forsyth County Registry; running thence with said right of way line of the proposed street North 50° 45' 30" East 24.32 feet to an iron stake; running thence South 48° 25' East 172.57 feet to a point; running thence South 41° 35' West 34 feet to an iron stake, the northernmost corner of the fee simple tract described hereinabove; thence continuing South 41° 35' West with the northwesterly property line of said fee simple tract 160 feet to an iron stake in the northeasterly right of way line of Reynolda Road; thence, running with said right of way line North 48° 25' West 35 feet to an iron stake, the southernmost corner of the tract conveyed in fee simple in Book 1128 at page 1704 of the Forsyth County Registry; thence, running with the southeasterly line of said tract and continuing with the southeasterly line of the tract conveyed in fee simple described in Book 1138 at page 896 of said Registry North 41° 35' East 170 feet to an iron stake, the easternmost corner of said property conveyed in fee simple in Book 1138 at page 896 of said Registry; thence, running with the northeast line of said property North 48° 25' West 141.46 feet to an iron stake, the point and place of Beginning.

This description is taken from a survey prepared by Joseph Edward Franklin, Registered Land Surveyor, dated May 30, 1978, and entitled "Site Survey For First Union National Bank," Job Nos. 10-954-B and 10-955-B.

TRACT 2: (Tract I of Deed Book 1320, Page 67, Forsyth County Registry)

A tract or parcel of land which begins at an iron marking the northernmost corner of a parcel fronting 135.0 feet on the northeast side of Reynolda Road conveyed by the grantor herein to First Union National Bank of North Carolina and subsequently conveyed by First Union to Piedmont Federal Savings and Loan Association by deed recorded in Book 1315 at page 1456 in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence North 41° 35' East 90.0 feet to a point marked by an iron; thence South 48° 25' West 135.0 feet to a point marked by an iron; thence South 41° 35' West 90.12 feet to an iron in the easternmost corner of the First Union-Piedmont Federal Savings and Loan Association tract; thence with the northeast line of said tract North 48° 25' West 135.0 feet to the point and place of BEGINNING, containing 0.28 acres, more or less, and being shown as Tract No. 3 on a map prepared for Food Fair of N.C., Inc. by Joyce Engineering and Mapping Company, which map is designated 2-397-D, dated May 11, 1978, (Tract No. 3 having been surveyed October 23, 1980).

AND (Tract II of Deed Book 1320, Page 67, Forsyth County Registry)

BEGINNING at an iron at the westernmost corner of the above-described Tract I, said beginning point being located North 41° 35' East 160.00 feet from a nail in the northeast right-of-way line of Reynolda Road, which nail is located at the westernmost corner of property of Piedmont Federal Savings and Loan Association; thence North 41° 35' East 90.00 feet to an iron; thence South 48° 28' East 135.00 feet to an iron; thence North 41° 35' East 17.5 feet to a point; thence North 48° 28' West 152.5 feet to a point; thence South 41° 35' West 107.5 feet to a point; thence South 48° 25' East 17.5 feet to the point and place of BEGINNING.

Together with the above-described tract there is also conveyed herewith a non-exclusive easement for ingress and egress over and upon a strip 35 feet in width, more particularly described as follows:

BEGINNING at a point marked by a nail in the northeastern right-of-way line of Reynolda Road (100 foot right of way) marking the westernmost corner of the First Union-Piedmont Federal Savings and Loan Association tract referred to above, running thence with the northwestern line of said tract and falling in with the northwestern line of the tract conveyed herein North 41° 35' East 250.00 feet, crossing an iron at 160.00 feet, to an iron marking the northernmost corner of Tract I; thence along the northeastern line of Tract I South 48° 28' East 135.00 feet to an iron, continuing in the same direction an additional 15.00 feet to an iron at the northernmost corner of parcel containing 1.08 acres, more or less, conveyed by Food Fair of N.C., Inc. to Syntek Corporation (said parcel being the site of a Hungry Bull restaurant); thence along the northeastern boundary of said Hungry Bull site South 48° 21' East 187.40 feet to an iron marking the easternmost corner of said parcel; thence North 77° 39' East 32.97 feet to an iron in the western margin of Old Town Drive; thence along Old Town Drive North 16° 31' West 40.00 feet to a point marked by an iron; thence South 77° 39' West 15.78 feet to a point marked by an iron; thence North 48° 21' West 163.57 feet to a point marked by an iron which is North 41° 35' East 35.00 feet from the northernmost corner of the Hungry Bull parcel aforementioned; thence North 48° 28' West 185.00 feet to a point marked by an iron; thence South 41° 35' West 284.00 feet, more or less (falling in with the eastern line of a parcel conveyed to Wachovia Bank by deed recorded in Book 1128 at page 1704), to a point in the northeastern line of Reynolda Road, at the southernmost corner of the Wachovia Bank parcel, said point being marked by an iron; thence along said right of way of Reynolda Road South 48° 25' East 35.0 feet to the point and place of BEGINNING. The easement granted hereby shall be for ingress and egress to and from the parcels hereby conveyed, non-exclusive (serving other lands adjoining the easement), running with the land, and permanent.

SAVE AND EXCEPT

that property deeded to Hungry Bull, Inc. as described in Deed Book 1320, Page 73, Forsyth County Registry.

See Statement of Dedication of Street for Briarcliffe Road as recorded in Deed Book 1632, Pages 2684, 2686 and 2688 and that Plat recorded in Plat 32, page 128, Forsyth County Registry.