



2019047833 00184

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$4200.00

PRESENTED & RECORDED:
11-26-2019 02:51:42 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3495
PG: 1551-1557

Original To:

Andy Buchanan

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$4,200.00

Parcel Identifier No. 6845-56-3040; 6845-56-6029 and 6845-55-5772

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

By: _____

Mail/Box to: Stephen C Minnich, Attorney, 5335 Robinhood Village Drive #116, Winston-Salem, NC 27106

This instrument was prepared by: Stephen C Minnich, Attorney

Brief description for the Index: Three parcels Lowery Street, Winston-Salem

THIS DEED made this 26th day of November, 2019, by and between

GRANTOR

GRANTEE

Lowery Street-One, LLC,
a North Carolina limited liability company

Capital Investors NC, LLC,
a North Carolina limited liability company
P.O. Box 609
Lewisville, NC 27023

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, all of that certain lot, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2245 Page 1383, Book 2677 Page 1033, and Book 2767 Page 188.

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

A map showing the above described property is recorded in Plat Book 13 page 1.

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, other than the following exceptions:

Easements, restrictions, and rights of way of record, governmental regulations, and ad valorem taxes for the year 2020 et seq.

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

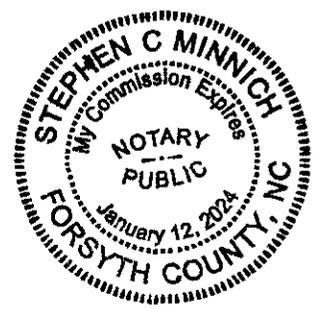
Lowery Street-One, LLC
a North Carolina limited liability company

By: James H. Perkins (SEAL)
Name/Title: Member/Manager

State of North Carolina - County of Forsyth
I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that James H. Perkins personally came before me this day and acknowledged that (s)he is the member / Manager of Lowery Street-One, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 26th day of November, 2019.

My Commission Expires: _____
(Affix Seal)

Stephen C. Minnich Notary Public
Stephen C. Minnich
Notary's Printed or Typed Name



Parcel 3040

EXHIBIT "A"

Legal Description of Area to be Conveyed from Grantors
Which is a Portion of Tax Lot 325 of Block 3278 on Lowery Street in Winston-Salem, NC

LYING AND BEING in Winston Township of Forsyth County, N.C. and beginning at an iron found, said iron found being located in the South right of way of Lowery Street, being located at the Northeast corner of Tax Lot 327 of Block 3268, being located at the Northwest corner of Tax Lot 325 of Block 3268, being located South 71 degs. 25 mins. 22 secs. East 222.16 from the iron found at intersection of the North right of way of Lowery Street and the East right of way of Boulder Park Road, and being located at the point and place of BEGINNING.

RUNNING thence with the South right of way of Lowery Street as it curves to the left North 75 degs. 38 mins. 38 secs. East 103.23 feet to a point; thence continuing with the said right of way North 72 degs. 03 mins. 40 secs. East 114.14 feet to a new iron pin; thence continuing with the right of way North 70 degs. 45 mins. 40 secs. East 145.64 feet to a point at the edge of the proposed driveway location; thence with the proposed edges of pavement into Tax Lot 325 of Block 3278 with new lines, the following bearings and distances South 18 degs. 49 mins. 32 secs. East 46.12 feet to a corner; thence North 85 degs. 28 mins. 11 secs. East 17.50 feet to a corner; thence South 04 degs. 31 mins. 49 secs. East 109.98 feet to a corner; South 85 degs. 28 mins. 11 secs. West 4.50 feet to a corner; thence with a new line along the edge of the proposed parking lot South 04 degs. 31 mins. 49 secs. East 245.46 feet to a point in the pavement; thence with a new line near the center of the proposed parking lot South 85 degs. 28 mins. 11 secs. West 378.00 feet to a point in the common line between Tax Lot 327 and Tax Lot 325 of Block 3268; thence with the common line between Tax Lot 325 and Tax Lot 327 North 04 degs. 31 mins. 49 secs. West 319.07 feet to an iron found at the point and place of BEGINNING.

The above given description was prepared by Randall G. Kale of Kale Engineering. This legal description is based on a map prepared by Mr. Joseph E. Franklin of Franklin Surveyors Inc. The map is titled Survey for East Coast Capital Inc., is dated 10-25-01 and is numbered 18-214-B. The above described property contains 135,381 square feet (3.11 acres) and is known as a portion of Tax Lot 325 of Block 3268.

TOGETHER with the following access easement to be conveyed by Grantors which is a portion of Tax Lot 325 of Block 3268 on Lowery Street, Winston-Salem, NC. This is the southern half of the Southern parking Lot.

Lying and being in Winston Township of Forsyth County, N.C. and commencing at an iron found, said iron found being located in the South right of way of Lowery Street, being located at the Northeast corner of Tax Lot 327 of Block 3268, being located at the North west corner of Tax Lot 325 of Block 3268, being located approximately South 71 degs. 25 secs. 22 mins. East 222.16 feet from the iron found at the intersection of the

North right of way of Lowery Street and the East right of way of Boulder Park Road, and being located at the point and place of COMMENCEMENT.

Running thence with a new line across Tax Lot 325 of Block 3268 South 63 degs. 36 mins. 29 secs. East 713.73 feet to a point in parking lot, which is also the Southeast corner of the property being conveyed from Grantors in fee simple. Said point is also known as the point of BEGINNING.

Running thence with a new line South 04 degs. 31 mins. 49 secs. East 30.50 feet to a point at the Southeast corner of the proposed parking lot South 85 degs. 28 mins. 11 secs. West 341.00 feet to a point of the Southwest corner of the proposed parking lot; thence a new line with the West edge of the proposed parking lot North 04 degs. 31 mins. 49 secs. East 30.50 feet to a point at the center of the parking lot; thence with the South line of the property being conveyed by grantors, North 85 degs. 28 mins. 11 secs. East 341.00 feet to a point at the point and place of BEGINNING.

The above given description was prepared by Randall G. Kale of Kale Engineering. This legal description is based on a map prepared by Mr. Joseph E. Franklin of Franklin Surveyors Inc. The map is titled Survey for East Coast Capital Inc., is dated 10-25-01 and is numbered 18-214-B. The above described property contains 10,400 square feet (0.24 acre) and is known as a portion of Tax Lot 325 of Block 3268.

The above conveyance is made subject to the following easement reserved by Grantors for ingress, egress and regress for themselves, their heirs, successors and assigns as follows:

Lying and being in Winston Township of Forsyth County, NC and commencing at an iron Found, said iron found being located in the South right of way of Lowery Street, being located at the Northeast corner of Tax Lot 327 of Block 3268, being located at the Northwest corner of Tax Lot 325 of Block 3268, being located approximately South 71 degs. 25 mins. 22 secs. East 222.16 feet from the iron found at the intersection of the North right of way of Lowery Street and the East right of way of Boulder Park Road, and being located at the point and place of COMMENCEMENT.

Running thence with the South right of way of Lowery Street the following bearings and calls North 75 degs. 38 mins. 38 secs. East 103.28 feet to a point; thence North 72 degs. 03 mins. 40 secs. East 114.14 feet to an iron found; thence North 70 degs. 45 mins. 40 secs. East 109.64 feet to a point located at the proposed West edge of pavement for the future driveway, said point also being known as the point of BEGINNING.

Running thence with the South right of way line of Lowery Street, North 70 degs. 45 mins. 40 secs. East 36.00 feet to a point at the proposed East edge of pavement; thence with a line into Tax Lot 325 of Block 3278 with the proposed edges of pavement, the following bearing and distances South 18 degs. 49 mins. 32 secs. East 46.12 feet to a corner; thence North 85 degs. 28 mins. 11 secs. East 17.50 feet to a corner; thence South 04 degs. 31 mins. 49 secs. East 109.98 feet to a corner; South 85 degs. 28 mins. 11 secs.

West 4.50 feet to a corner; thence with a new line along the edge of the proposed parking lot South 04 degs. 31 mins. 49 secs. East 245.46 feet to a point in the pavement; thence with a new line near the center of the proposed parking lot South 85 degs. 28 mins. 11 secs. West 341.00 feet to a point at the West end of the proposed parking lot; thence North 04 degs. 31 mins. 49 secs. West 30.50 feet to a point at the Northwest corner of the proposed parking lot; thence with the North edge of the parking lot North 85 degs. 28 mins. 11 secs. East 291.52 feet to a point in the parking lot; thence with a line across the parking lot North 04 degs. 31 mins. 49 secs. West 322.33 feet to a point; thence North 18 degs. 49 mins. 32 secs. West 39.38 feet to the point and place of BEGINNING.

The above given description was prepared by Randall G. Kale of Kale Engineering. This legal description is based on a map prepared by Mr. Joseph E. Franklin of Franklin Surveyors Inc. The map is titled Survey for East Coast Capital Inc., is dated 10-25-01 and is numbered 18-214-B. The above described property contains 28,466 square feet (0.65 acre) and is known as a portion of Tax Lot 325 of Block 3268.

This easement is reserved by the Grantors for the nonexclusive purpose of developing the remaining portion of the property which the Grantors currently own which is the remaining portions of tax lot 325 Block 3278.

Parcel 6029

LEGAL DESCRIPTION

Lying and being in the Winston Township of Forsyth County, North Carolina, being known as a portion of Tax Lot 325B of Block 3268. Beginning at an iron found, said iron found being located at the Northwest corner of Tax lot 326 of Block 3268, being located at the Northeast corner of Tax lot 325B of Block 3268, being located in the southern right of way of Lowery Street and being located at the point of BEGINNING.

THENCE running a course along the common lot line of Tax Lot 326 of Block 3268 with the next three calls South 16 degrees 15 minutes 16 seconds East for a distance of 28.21 feet to a point on manhole;

THENCE South 16 degrees 32 minutes 50 seconds East for a distance of 407.53 feet to a point on manhole;

THENCE South 37 degrees 33 minutes 15 seconds East for a distance of 21.50 feet to a new iron;

THENCE along new lot line dividing Tax lot 325B of Block 3268 South 85 degrees 28 minutes 11 seconds West for a distance of 246.87 feet to a point;

THENCE running a course along Tax lot 325 of Block 3268 a total of five calls North 04 degrees 31 minutes 49 seconds West for a distance of 245.86 feet to a point;

THENCE North 85 degrees 28 minutes 11 seconds East for a distance of 4.50 feet to a point;

THENCE North 04 degrees 31 minutes 49 seconds West for a distance of 109.98 feet to a point;

THENCE South 85 degrees 28 minutes 11 seconds West for a distance of 17.50 feet to a point;

THENCE North 18 degrees 49 minutes 32 seconds West for a distance of 46.12 feet to a point;

THENCE running along the right of way of Lowery St North 70 degrees 48 minutes 09 seconds East for a distance of 174.62 feet to an iron at the place of BEGINNING;

The above property contains 82,957 Square Feet (1.90 acres) more or less and is known as a portion of Tax Lot 325B of Block 3268. The above given description was prepared by Kenneth Binkley of Kale Engineering. This legal description is based on a map prepared by Kale Engineering, titled Planning Map For Chad Davis, dated 11/12/01, revised 5/10/06, and numbered 06056 and a map prepared by Mr. Joseph E. Franklin of Franklin Surveyors Inc. The map is titled East Coast Capital Inc., is dated 10/25/01 and is numbered 18-214-B.

The above conveyance is made together with and subject to the same access easements, which are given in D.B. 2245 Pg. 1383.

Parcel 5772

L E G A L D E . S C R I P T I O N

Lying and being in the Winston Township of Forsyth County, North Carolina, being known as a portion of Tax Lot 325B of Block 3268. Beginning at an iron placed, said iron placed being located in the East line of Tax lot 327 of Block 3268, being located at the Southwest corner of Tax lot 325 of Block 3268, being located at the Northwest corner of Tax lot 325B of Block 3268, being located at point South 04 degrees 31 minutes 49 seconds West 319.07' from iron found in the South right of way of Lowery Street, and being known as the place of BEGINNING.

THENCE along common lot line of Tax Lot 325 of Block 3268 North 85 degrees 28 minutes 11 seconds East for a distance of 378.00 feet to a property corner;

THENCE along a new lot line North 85 degrees 28 minutes 11 seconds East for a distance of 246.87 feet to a new iron;

THENCE along common line with Tax Lot 326 of Block 3268 South 37 degrees 33 minutes 15 seconds East for a distance of 240.41 feet to a point on manhole;

THENCE along common line with Tax Lot 326 of Block 3268 South 05 degrees 29 minutes 48 seconds East for a distance of 18.53 feet to an iron;

THENCE running a course along southern rail road for the next three calls South 76 degrees 12 minutes 09 seconds West for a distance of 35.45 feet to an iron;

THENCE South 77 degrees 13 minutes 35 seconds West for a distance of 696.77 feet to an iron;

THENCE South 77 degrees 47 minutes 58 seconds West for a distance of 31.93 feet to an iron;

THENCE running along common line with Tax Lot 327 of Block 3268 North 04 degrees 31 minutes 49 seconds West for a distance of 329.97 feet to a property corner at the place of BEGINNING

The above described property contains 195,059 square feet (4.48 acre) and is known as a Portion of Tax Lot 325B of Block 3268. The above given description was prepared by Kenneth Binkley of Kale Engineering. This legal description is based on a map prepared by Kale Engineering, titled Planning Map For Chad Davis, dated 11/12/01, revised 5/10/06, and numbered 06056 and a map prepared by Mr. Joseph E. Franklin of Franklin Surveyors Inc. The map is titled East Coast Capital Inc., is dated 10/25/01 and is numbered 18-214-B.

The above conveyance is made together with and subject to the same access easements, which given in D.B. 2245 Pg. 1383.