



2019047834 00185
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 11-26-2019 02:51:42 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3495
PG: 1558-1560

Original To:

Andy Buchanan

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NO TAXABLE CONSIDERATION

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 at Law

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

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

GRANTOR

LOWERY STREET-ONE, LLC,
 a North Carolina limited liability company

GRANTEE

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

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 that certain lot or parcel of land situated in 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

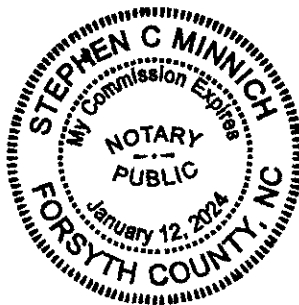


Exhibit A

Legal description – three parcels Lowery Street, Winston-Salem

Lying and being in Forsyth County, North Carolina, being known as all of Tax PINs 6845-56-3040.00, 6845-56-6029.00 and 6845-55-5772.00, and more particularly described as follows:

BEGINNING at a nail set at base of 1" pipe in the southern margin of the right-of-way of Lowery Street, at the northeastern corner of property of Colonial Materials, Inc. (Deed Book 3094, Page 3293) and the northwestern corner of PIN 6845-56-3040.00, being the northwest corner of the property described herein; continuing thence with Lowery Street the following four (4) courses and distances: (i) on a curve to the left with a chord bearing North 71°15'30" East and a chord distance of 103.48 feet, an arc distance of 103.49 feet and a radius of 1847.57 feet to a ½" rebar; (ii) on a curve to the left with a chord bearing North 67°53'06" East and a chord distance of 114.04 feet, an arc distance of 114.06 feet and a radius of 1847.57 feet to a ½" rebar; (iii) North 66°32'39" East a distance of 144.51 feet to a mag nail; and (iv) North 66°08'17" East a distance of 175.37 feet to an iron rebar set (Northing=856,347.18'; Easting=1,645,650.31'; NAD 83/2011) in the northeastern corner of the within described property and the northwestern corner of property of Concrete Supply Company, LLC (Deed Book 3148, Page 441); continuing thence along the western property line of Concrete Supply Company, LLC the following four courses and distances: (i) South 20°24'48" East a distance of 28.21 feet to a point at a sanitary sewer manhole; (ii) South 20°42'22" East a distance of 407.53 feet to a point at a sanitary sewer manhole; (iii) South 41°42'47" East a distance of 261.91 feet to a point at a sanitary sewer manhole; and (iv) South 09°39'12" East a distance of 18.53 feet to a 5/8" pipe at the southeastern corner of the within described property and the southwestern corner of Concrete Supply Company, LLC, in the northern margin of Southern Railroad (100' R/W, Plat Book 13, Page 1); continuing thence along the right-of-way of Southern Railroad the following three (3) courses and distances: (i) South 71°47'57" West a distance of 37.00 feet to a ½" pipe; (ii) South 72°56'21" West a distance of 696.48 feet to an iron rebar set; and (iii) South 73°31'15" West a distance of 31.94 feet to a 5/8" pipe at the southwestern corner of the within described parcel and the southeastern corner of Colonial Materials, Inc.; continuing thence along the eastern line of Colonial Materials, Inc. North 08°32'04" West a distance of 648.92 feet (crossing a ½" rebar at 331.00 feet) to a nail set at base of 1" pipe, the point and place of Beginning.

Containing 9.487 acres +/-, as shown on a survey for Capital Investors NC, LLC, by Allied Associates, P.A., David K. Alley, P.L.S., Reg. No. L-4492, dated October 21, 2019, Job No. 191005.