



2020000153 00153

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$610.00

PRESENTED & RECORDED:
01-02-2020 04:46:03 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3501
PG: 1333-1335

Original to: Andy Buchanan

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$610.00

Tax Parcel Identification Number: 6803-75-1546.000

This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Return to: Grantee

Mail Tax Bill to: 2571 Landmark Drive, Winston-Salem, NC 27103

Property Address: 2571 Landmark Drive, Winston-Salem, NC 27103

Brief description for the Index: Tax Block 3930, Lots 105 & 106G; PIN 6803-75-1546; 2571 Landmark Drive

THIS DEED made this 2nd day of January, 2020 by and between

GRANTOR

MEADOWS SERVICES, LLC, a
North Carolina Limited Liability Company

3100 Williams Road
Lewisville, NC 27023

GRANTEE

TRIAD BUSINESS ACQUISITION, LLC, a
North Carolina Limited Liability Company

2571 Landmark Drive
Winston-Salem, NC 27103

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3120, Page 1192, Forsyth County Registry.

THIS IS ___ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 is seized of the premises 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 whomsoever, other than the following exceptions: subject to easements and restrictions of record, if any; and 2020 property taxes.

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

MEADOWS SERVICES, LLC, a North Carolina Limited Liability Company

By: Jeffrey L. Meadows (SEAL)
Jeffrey L. Meadows, Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Stephen C. Minnich, a Notary Public of the County of Forsyth and State of North Carolina, certify that Jeffrey L. Meadows, either being personally known to me or proven by satisfactory evidence (said evidence being driver's license), who is the Manager of MEADOWS SERVICES, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that he is Manager of MEADOWS SERVICES, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 2nd day of January, 2020.

Stephen C. Minnich
Notary Public
Name: Stephen C. Minnich
My Commission Expires: 1-12-2024

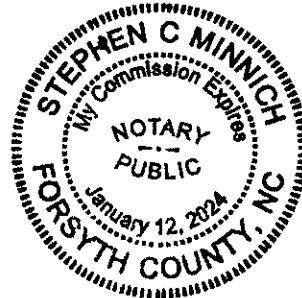


EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an existing iron stake in the northern edge of the sixty-foot right of way for Landmark Drive (paved 20.8 feet), said beginning point being located North 77 degrees 52 minutes 32 seconds West 622.96 feet from the intersection of the center lines of Landmark Drive and Hope Church Road, said beginning point also being the southeast corner of property of Margaret W. Ferrell (now or formerly) described in Deed Book 1835, Page 1375, Forsyth County Registry; and running thence from said point of beginning with Ferrell's easter line North 05 degrees 20 minutes 11 seconds West 249.70 feet to an iron stake in the line of Westpoint Business Center (see Plat Book 33, Page 86); thence North 84 degrees 38 minutes 04 seconds East 174.94 feet to an existing iron pin, northwest corner of lands of Holladay Healthcare, Inc. (now or formerly) described in Deed Book 1718, Page 3055, Forsyth County Registry; thence with the western line of Holladay Healthcare, Inc., South 05 degrees 22 minutes 10 seconds East 249.71 feet to an iron stake in the northern margin of Landmark Drive; thence continuing South 05 degrees 22 minutes 10 seconds East 30.00 feet to a point in the centerline of Landmark Drive; thence with said centerline South 84 degrees 38 minutes 14 seconds West 175.08 feet to a point; thence North 05 degrees 20 minutes 11 seconds West 30.00 feet to the point and place of BEGINNING, containing total area by calculation of 48,955 square feet in accordance with a survey by Jon Eric Davis, RLS, L-3464, dated June 14, 1996, revised June 19, 1996, and bearing Job No. S-37892.

The above lands are conveyed together with and subject to a sixty (60) foot, non-exclusive easement for ingress, egress and regress and roadway and public utility purposes including, without limitation, electrical, telephone and television transmission facilities, water, sewer and natural gas pipelines, and other public utilities, and being more particularly described as follows:

BEGINNING at a point in the center of Hope Church Road, said point being South 38 degrees 43 minutes 04 seconds West 35.57 feet from an iron, said iron being the Northwest corner of Tax Lot 12 and 10H, Block 3930; thence from said point of Beginning and running with the north right-of-way line of Landmark Drive the following five (5) courses and distances: (1) South 41 degrees 04 minutes 00 seconds East 98.17 feet to a point, (2) thence along a curve to the left (Radius= 249.85 feet, Delta= 39 degrees 54 minutes, Tangent= 90.69 minutes) a chord bearing and distance of South 61 degrees 02 minutes 00 seconds East 150.03 feet to the P.T., (3) thence continuing South 80 degrees 59 minutes East 214.01 feet to a point, (4) thence along a curve to the left (Radius= 250 feet, Delta= 14 degrees 21 minutes 11 seconds, Tangent= 31.48 feet) a chord bearing and distance of South 88 degrees 09 minutes 36 seconds East 54.97 feet to the P.T., and (5) thence continuing North 84 degrees 39 minutes 49 seconds East 297.86 feet to a point; thence crossing Landmark Drive South 05 degrees 20 minutes 11 seconds East 60 feet to a point in the south right-of-way line of Landmark Drive; thence running with said south right-of-way line the following five (5) courses and distances: (1) South 84 degrees 39 minutes 49 seconds West 297.86 feet, (2) thence along a curve to the right (Radius= 250 feet, Delta= 14 degrees 21 minutes 11 seconds, Tangent= 31.48 feet) a chord bearing and distance of North 88 degrees 9 minutes 36 seconds West 69.96 feet to the P.T., (3) thence North 80 degrees 59 minutes 00 seconds West 214.01 feet, (4) thence along a curve to the right (Radius= 249.85 feet, Delta= 39 degrees 54 minutes, Tangent= 90.69 feet) a chord bearing and distance of North 61 degrees 02 minutes 00 seconds West 190.97 feet, and (5) thence North 41 degrees 05 minutes 00 seconds West 87.38 feet to the center of Hope Church Road; thence along the center of said road North 38 degrees 43 minutes 04 seconds 60.96 feet to the point and place of BEGINNING. The above-described lands are that same real property described in Deed Book 1551, Page 538; Deed Book 1835, Page 1362; and Deed Book 1906, Page 3493.