

**2020013196 00145**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1680.00**

PRESENTED & RECORDED  
04/01/2020 02:58:26 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3516**  
**PG: 2270 - 2277**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,680.00

Parcel Identifier No. See Exhibit "A" Verified by \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Mallory M. Oates

Brief description for the Index:

THIS DEED made this 30th day of March, 2020, by and between

**GRANTOR**

**GRANTEE**

**Bad Company Properties, LLC, a  
South Carolina limited liability company**

**Sullivan Street Partners, LLC, a  
South Carolina limited liability company**

101 E. Washington Street, Suite #400  
Greenville, SC 29601

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Greenville, SC 29601

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 those certain lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3481, Page 1361; Deed Book 3445, Page 3339; Deed Book 3512, Page 2521 and Deed Book \_\_\_\_\_, Page \_\_\_\_\_, Forsyth County Registry.

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

A map showing the above described property is recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

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:

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year and for each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

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

Bad Company Properties, LLC, a  
South Carolina limited liability company

By: [Signature]

Name: Jake VanGieson

Title: **Manager**

State of South Carolina - County of Greenville

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Jake VanGieson, Manager of Bad Company Properties, LLC, a South Carolina limited liability company.

Date: March 30, 2020

(Official Seal)

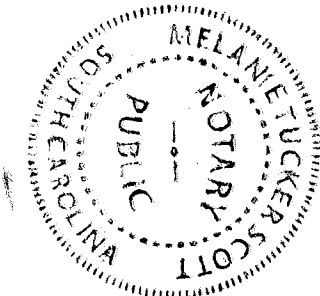
[Signature]

Official Signature of Notary

Melanie Tucker Scott

Notary's printed or typed name

My commission expires: 9/5/2028



**EXHIBIT A**  
**(Legal Description)**

SEE ATTACHED EXHIBIT A

EXHIBIT A  
Legal Description

**TRACT 1- 1461 DOUGLAS STREET (PIN 6846-12-4790)**

BEING KNOWN AND DESIGNATED as Lot 238 as shown on the Map of East 14<sup>th</sup> Street Development, as recorded in Plat Book 2, Page 32A, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT 2 - 615 MILDRED STREET (PIN 6837-23-9559)**

BEING KNOWN AND DESIGNATED as Lots 21 and 22, Block F as shown on the map of Tallywood, as recorded in Plat Book 4, Page 160, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT 3 - 207 CLAYTON STREET (PIN 6837-13-0013)**

BEING KNOWN AND DESIGNATED as Lot 74, as shown on the Map of Forest Hill, Section No. 1, as recorded in Plat Book 4, Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

**TRACT 4 - 312 MOTOR ROAD (PIN 6827-97-9619)**

Lot No. 9 west of Lick Fork Creek, part of R. L. Jenkins property, deceased. Beginning in center of Motor Road, C. J. Fishel's corner, running north 46 degrees west 209 feet to a branch; thence up branch South 63 degrees west 100 feet to an iron stake in Sizemore's corner; thence south with Sizemore's line 46 degrees east 233 feet to center of Motor Road, down Motor Road 100 feet to place of beginning, containing 51/100 acres, more or less.

**TRACT 5 - 163 CLAYTON STREET (PIN 6837-03-4576)**

BEING KNOWN AND DESIGNATED as Lots 35, 36, and 37 as shown on the map of The Pines, as recorded in Plat Book 10, Page 52, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT -6 - 4416 CARRIE AVENUE (PIN 6837-56-6305)**

BEGINNING at an existing iron pipe, said iron pipe being located in the north-east corner of Lot 419 as shown on the Map of "Montview", Plat Book 1, page 108, said plat being recorded in the Office of the Register of Deeds, Forsyth County; thence from said point of Beginning North 87° 47' East 86.63 feet to an iron pipe, said iron pipe being located in the western right of way line of Carrie Avenue; thence with said right of way line South 00° 44' 10" East 123.88 feet to an existing iron pipe; thence South 88° 50' West 87.05 feet to an existing iron pipe; thence North 00° 31' 45" West 122.32 feet to the point and place of Beginning. The above described tract containing 0.254 acres, more or less, and being in accordance with a survey prepared by Richard Parks Bennett, R.L.S., dated August 16, 1989, and bearing job no. 4354.

**TRACT 7 – 816 EFIRD STREET (PIN 6837-62-3992)**

BEING KNOWN AND DESIGNATED as Lot 89 as shown on the map of Montview, as recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description.

**TRACT 8 – 1096 S. Old 52 Road, King, NC (PIN 6901-97-1987)**

BEING KNOWN AND DESIGNATED as Lots 34, 35, 36, 37, and 38, as shown on the Plat of the W.F. Lawson Farm, as recorded in Plat Book 2, Page 160, and Deed Book 108, Page 6, in the Office of the Register of Deeds of Stokes County, North Carolina, to which reference is hereby made for a more particular description. Being lots described in Book 333, Page 257 of the Stokes County Registry and being shown as Parcel #6901-02-97-1978 on the Stokes County Tax Maps.

**TRACT 9 - 1639 ASHLEY SCHOOL CIRCLE (PIN 6836-84-6254)**

BEING KNOWN AND DESIGNATED as Lot 190 as shown on the map of Park Place, as recorded in Plat Book 1, Page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT 10 – 715 NEWTON STREET (PIN 6837-55-8276)**

BEING KNOWN AND DESIGNATED as Lot 453 as shown on the map of Montview, as recorded in Plat book 1, Page 106, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which plat is hereby made for a more particular reference.

**TRACT 11 - 2923 OLD GREENSBORO ROAD (PIN 6845-38-9132)**

BEING KNOWN AND DESIGNATED as Lots 3, 4, and 5 as shown on the Map of Sam Fulp Property No. 2, as recorded in Plat Book 11, Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT 12 - 2927 OLD GREENSBORO ROAD (PIN 6845-38-9132)**

BEING KNOWN AND DESIGNATED as Lots 1 and 2 as shown on the Map of Sam Fulp Property No. 2, as recorded in Plat Book 11, Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT 13 - 1826 N. DUNLEITH AVENUE (PIN 6836-73-5616)**

BEING KNOWN AND DESIGNATED as Lot 144 as shown on the Map of Amendment to Original Map of Liberty Heights, as recorded in Plat Book 3, Page 30A, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT 14 - 2710 KILKARE AVENUE (PIN 6836-16-5360)**

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the map of H. Kapp Ogburn Jr. , as recorded in Plat Book 19, Page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

**TRACT 15 - 4151 SHERATON STREET and 4115 SHERATON STREET (PIN 6837-34-4144)**

Tract 1:

BEGINNING at an iron stake in the East right-of-way line of Sheraton Street, formerly Tally Street, said beginning stake being at the southwest corner of Lot No. 1 Block H, on the map of TALLYWOOD as recorded in Plat Book 4 Page 160, Public Registry, Forsyth County, North Carolina; running thence with the South line of said Lot No. 1 eastwardly 150 feet to an iron stake, the southeast corner of said Lot No. 1 in the West line of Lot No. 28 Block B; running thence with the West line of Lots in Block B southwardly 282.6 feet more or less to an iron stake, the northeast corner of Lot No. 1 Block B, on said map of TALLYWOOD; running thence with the North line of said Lot No. 1 westwardly 149.5 feet more or less to an iron stake in the East right-of-way line of Sheraton Street, said stake being at the northwest corner of said Lot No. 1 Block B; running thence with the East right-of-way line of the Street northwardly 282.6 feet more or less to the BEGINNING; BEING 94/100 acre more or less and being an unnumbered Tract on the map of TALLYWOOD as recorded in Plat Book 4 Page 160(2), in the Office of the Register of Deeds of Forsyth County, North Carolina; and BEING sometimes designated as Lot No. 201 Block 1686, Winston Township, on the Forsyth County Tax Map.

SAVE AND EXCEPT the northeast corner of the above described property which lies within the right-of-way of US Highway 52.

Tract 2:

Lots 1 and 2, Block H in the Tallywood subdivision as shown by plat filed at page 160, book 4 in the Office of the Forsyth County Register of Deeds. Part of these lots is encumbered with an easement in favor of the State Highway Commission recorded in deed book 858, page 460. The part of lots 1 and 2 not encumbered by said easement is also known as lots 1A and 2B, block 1686 of the Forsyth County Tax Maps, and the part of lots 1 and 2 that is encumbered by said easement is also known as lots 1A and 2A of the Forsyth County Tax Maps.

Tract 3:

BEGINNING at a stake, corner common to the Porter (now or formerly) property and T.H. Gaudin (now or formerly) in the western right-of-way line of Tally Street, and running thence, with the said right-of-way line of the said street, northwardly 50 feet to a stake, corner to property formerly of Ches Keith, thence North 87 deg. 33 min. West 23.01 feet to a stake in the western right-of-way line of Highway 52; thence southwardly, with the northeastern right-of-way line of the said highway, 65.18 feet to a stake in the North line of property of T.H. Gaudin (now or formerly); thence South 87 deg. 32 min. West, with the line of Gaudin (now or formerly), 67.32 feet to the BEGINNING.

Being sixteen parts of lots 3 and 4, Block H, "Tallywood," plat of which is recorded in Plat Book 4, page 160, Forsyth County Registry, and reference to which plat is hereby made for a more particular description.

**TRACT 16 - 4955 DELAND STREET (PIN 6827-38-7877)**

BEING KNOWN AND DESIGNATED as Lot 16, Block 4 as shown on the map of Washington Park, Section 1, as recorded in Plat Book 4, Page 185, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 17 - 4721 MONITOR AVENUE (PIN 6865-15-8602)

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the map of B X Linville Property, as recorded in Plat Book 20, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 18 - 4960 DELAND STREET (PIN 6827-38--6807)

BEING KNOWN AND DESIGNATED as Lot 3, Block 6 as shown on the map of Washington Park, Section 1, as recorded in Plat Book 4, Page 185, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 19 - 7409 OLIN ROAD (PIN 5899-23-0195)

BEGINNING at an iron stake in Olin Road, the Southwest corner of Lot No. 5, Oaklin Acres; running thence with Lot No. 5 North 86 degrees 33 minutes East to an iron stake, the Southeast corner of Lot No. 5; South 85 degrees West 108.5 feet to a stake, the Northeast corner of Lot No. 3; thence with Lot No. 3 North 88 degrees 31 minutes East 183.6 feet to a stake at Olin Road; thence with the road North 1 degree 29 minutes West 51.8 feet to an iron stake; and continuing with Olin Road North 4 degrees 36 minutes West 48.2 feet to the BEGINNING; Being the Western portion of Lot No. 4, Oaklin Acres, as shown on map recorded in Plat Book 22, Page 92, and being the same property as that described in Deed Book 1037, Page 275, Public Registry of Forsyth County, North Carolina.

TRACT 20 - 2834 ANSONIA (PIN 6836-97-6486)

BEING KNOWN AND DESIGNATED as Lots 39 as shown on the map of City View, as recorded in Plat Book 1, Page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 21 - 4511 LANSING (PIN 6837-95-6793)

BEGINNING at an iron stake on the south side of Roanoke Avenue, which said iron stake is 99 feet westwardly from the southwest intersection of Roanoke Avenue and Regina Street; and running thence along the south side of Roanoke Avenue South 76° 30' West 58 feet to a stake, the northeast corner of land belonging to L. M. Nelson and wife, Linnie Bell Nelson; running thence along the east line of said Nelson lot South 45° West 124 feet to an iron stake, the northwest corner of a 30-foot lot deeded to J. F. Rowe and wife, Edith F. Rowe, by L. C. Rowe and wife, 4/27/51 and recorded in Deed Book 634, page 481; running thence along the north line of said J. F. Rowe lot Eastwardly 49 feet to an iron stake in the west line of Lot No. 14; running thence Northwardly along the west line of Lot No. 14, 26 feet, more or less, to an iron stake in the northwest corner of Lot No. 14; running thence Eastwardly along the north line of Lot No. 14, 12 feet to an iron stake; running thence in a Northwestwardly direction 105 feet, more or less, to the place of BEGINNING.

The above described property is a small western portion of Lot No. 6, and over half of the eastern part of Lot No. 7, and 26 feet, more or less, of a major portion of the northern part of Lot No. 13 as shown on the Map of Renigar View recorded in the office of the Register of Deeds of Forsyth County, N. C., in Plat Book 2, page 61.

**TRACT 22 - 4509 LANSING (PIN 6837-95-6743)**

BEGINNING at an iron stake on the south side of Roanoke Avenue, said stake being 157 feet westwardly from Regina Street, thence south 76 degrees 30 minutes west 50 feet to a stake; thence south 2 degrees 10 minutes west 256 feet to a stake; thence south 68 degrees east fifty-five (55) feet to a stake; thence Northwardly 264 feet more or less, to the place of BEGINNING; Being all of Lot No. 12 and parts of Lots nos. 7 and 13 on plat of Renigar View, Plat Book 2, page 61, Office of Register of Deeds of Forsyth County, North Carolina.

Being the same Property as that described in Deed of Trust Book 766, Page 72, same office.

SAVE AND EXCEPT a portion of the described property as conveyed in Deed Book 1305, Page 590 for right-of-way for Keehlen Avenue.

**TRACT 23 - 4521 KEEHLEN (PIN 6837-95-6599)**

Lying and being in Middlefork Township No. 2, Forsyth County, North Carolina, and BEGINNING at an iron stake on the north side of Keehlen Avenue, which said iron stake is distant 100 feet west of the northwest intersection of Keehlen Avenue and Regins Street and is in the southwest corner of Lot No. 14 on the map hereinafter referred to, and running thence north along the west line of Lot no. 14 - 140 feet to an iron stake; running thence westwardly 49 feet, more or less, to an iron stake, a new corner; running thence south 140 feet, more or less, to a point in the north line of Keehlen Avenue, which said point is 5 feet east of the southeast corner of Lot no. 12; running thence along the north line of Keehlen Avenue eastwardly 45 feet to the place of BEGINNING. Being known and designated as a major portion of Lot No. 13 as above described on the map of Renigar View, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2 page 61, to which said map reference is hereby made. For further reference see Deed Book 724 page 50.