


2020032744 00207

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$19850.00

 PRESENTED & RECORDED:
 07-31-2020 02:38:28 PM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3541
PG: 3738-3743
Original To: *Lorie Jones*

 Excise Tax: \$ **19,850.00**

Real Estate ID No: 6817-65-3283

Prepared WITHOUT TITLE EXAMINATION OR TAX ADVICE by:

 Longleaf Law Partners (Holly S. Mills, Esq.)
 2235 Gateway Access Point, Suite 201
 Raleigh, NC 27607

After Recording: Mail to Grantee

Brief Description for the Index:

Hunt Club Apartments – 103 Echo Glen Drive, Winston-Salem, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

 THIS DEED made this 30 day of July, 2020, by and between:

GRANTOR	GRANTEE
HUNT CLUB APTS LLC , a Virginia limited liability company 11710 Bowman Green Drive Reston, VA 20190	HUNT CLUB APARTMENTS LLC , a New York limited liability company 2040 Military Road Tonawanda, NY 14150

Enter in appropriate block for each party: name, 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 Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the

Grantee in fee simple, all that certain tract or parcel of land lying and being in the Town/City of Winston-Salem, Forsyth County, North Carolina, being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

TOGETHER with all the tenements, hereditaments, easements, privileges, rights-of-way, land underlying adjacent streets or roads appurtenant to the Land, and all other appurtenances thereto belonging or in any way appertaining.

TOGETHER with all buildings, structures, fixtures, improvements and other facilities now or hereafter located on the Land.

The Property hereinabove described was acquired by Grantor by instrument recorded in Book 3384, Page 3518, and Book 3384, Page 3523, Forsyth County Registry.

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

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns in fee simple forever.

This conveyance is made subject to all matters of record, including those matters described on **EXHIBIT B** attached hereto and to any applicable zoning ordinance, matters appearing on any recorded plat of the land and taxes for the current year.

And Grantor does hereby covenant with Grantee that, except as noted above, title to the Land is free from all encumbrances, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor (except as noted above), but against none other.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and delivered as of the date indicated on the first page of this Deed.

GRANTOR:

HUNT CLUB APTS LLC, a Virginia limited liability company

By: [Signature]
Name: Matthew D. Brady
Title: Manager

STATE/COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Matthew D. Brady, Manager of Hunt Club Apts LLC, a Virginia limited liability company**

Date: JULY 28, 2020

My Commission Expires:

OCTOBER 31, 2021

[Signature]
Notary Public
Print Name: KEVIN THANH VO

[Affix Notary Stamp or Seal]

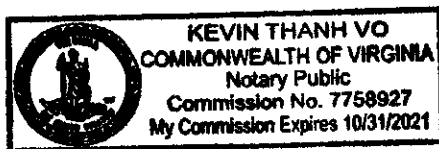


EXHIBIT A
Legal Description

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

Being all of that certain lot or parcel of land lying and being in the city of Winston-Salem, Forsyth County, North Carolina and being owned by VCP Hunt Club, LLC as recorded in deed book 3205 page 2133 of the Forsyth Public Registry and being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly right of way margin of Old Town Drive (currently a forty-foot right of way), said point being formed by the intersection of said easterly right of way line of Old Town Drive with the southerly right of way line of Echo Glen Drive; thence with the easterly right of way line of Old Town Drive N. 05°56'52" E 100.00 feet to an existing iron pin; thence with the northerly right of way line of Echo Glen Drive four calls: (1) S. 81°01'53" E. 11.86 feet to an existing iron pin; (2) thence S.76°14'24" E. 80.42 feet to an existing iron pin; (3) thence S. 81°47'16" E. 21.76 feet to an existing iron pin; thence S. 84°46'04" E. 96.93 feet to an existing iron pin, the common easterly corner of Lots 13 and 15 of said Hodgkin Park Subdivision; thence with an easterly boundary line of lots 15, 17, 19, and 21 of said Hodgkin Park Subdivision; N. 03°28'42" E. 419.28 feet to an existing iron pin being the common easterly corner of Lots 21 and 23 of said Hodgkin Park Subdivision, thence with a southerly boundary line of property owned by the city of Winston-Salem the following five (5) courses and distances; (1) S. 86°37'43" E. 482.62 feet to a concrete monument; (2) N. 60°22'27" E. 23.38 feet to a concrete monument; (3) N. 24°13'52" E. 109.71 feet to an existing iron pin; (4) N. 24°53'46" E. 174.47 feet to an existing iron pin; and (5) N. 15° 23'54" E. 221.89 feet to an existing iron pin the Southwestern corner of TGM Old Town Inc. deed recorded in book 2035 page 696 of the Forsyth Public Registry; thence with the southerly and westerly boundary line of TGM Old Town Inc. the following three (3) courses and distances: (1) S. 65°03'39" E. 131.71 feet to an existing iron pin; (2) S. 24°57'01" W. 346.16 feet to an existing iron pin; and (3) S. 49°52'02" E. 107.90 feet to a new iron pin the Northwestern corner of Gelwyn Woods, LLC deed recorded in book 2009 page 2067 of the Forsyth Public Registry; thence with the westerly boundary line of Gelwyn Woods, LLC the following four (4) courses and distances: (1) S. 05°12'07" W. 119.89 feet to an existing iron pin; (2) S. 60°15'29" W. 264.76 feet to an existing iron pin; (3) S. 21°20'44" W. 50.28 feet to an existing iron pin; and (4) S. 05°06'00" W. 210.15 feet to an existing iron pin the Northeastern corner of Winston Properties Inc. deed recorded in Deed Book 1279 Page 1749 of the Forsyth Public Registry; thence with the Northern boundary line of Winston Properties, Inc. N. 85°57'57" W. 302.34 feet to an existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1222 page 142 of the Forsyth Public Registry; thence with the boundary line of Herman E. Schmid two calls N. 87°30'37" W. 184.51 feet to an existing iron pin; thence S. 04°55'33" W. 9.95 feet to an existing iron pin the Northwest corner of Donna Schmid property, deed book 1671 page 512 of the Forsyth Public Registry; thence with Donna Schmid northwestern line S. 30°49'40" W 51.49 feet to an existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1278 Page 583 of the Forsyth Public Registry and also being the northeastern corner of Lot 11 Hodgkin Park plat recorded in plat book 4 page 30 Forsyth Public Registry; thence with the northern line of Lot 11 N. 80°52'41" W. 190.39 feet to the point and place of beginning, and containing 7.84 acres all as shown on a survey prepared by Jack R. Christian & Associates dated July 22, 2003, updated June 22, 2005, to which reference is hereby made.

ALSO DESCRIBED AS:

From the POINT OF BEGINNING; Thence, N 03° 28' 16" E for a distance of 419.20 feet to an existing iron pipe. Thence, S 86° 39' 01" E for a distance of 482.63 feet to an existing iron pipe. Thence, N 60° 38' 54" E for a distance of 23.28 feet to an existing iron pipe. Thence, N 24° 12' 28" E for a distance of 109.74 feet to an existing iron pipe. Thence, N 24° 55' 30" E for a distance of 174.45 feet to an existing iron pipe. Thence, N 15° 24' 32" E for a distance of 221.89 feet to an existing iron pipe. Thence, S 65° 00' 01" E for a distance of 131.86 feet to an existing iron pipe. Thence, S 24° 59' 16" W for a distance of 346.03 feet to an existing iron pipe. Thence, S 49° 51' 19" E for a distance of 107.87 feet to an existing iron pipe. Thence, S 05° 11' 11" W for a distance of 119.88 feet to an existing iron pipe. Thence, S 60° 16' 15" W for a distance of 264.78 feet to an existing iron pipe. Thence, S 21° 20' 13" W for a distance of 50.26 feet to an existing iron pipe. Thence, S 05° 06' 47" W for a distance of 210.15 feet to an existing iron pipe. Thence, N 86° 00' 11" W for a distance of 301.91 feet to an existing iron pipe. Thence, N 87° 27' 46" W for a distance of 184.86 feet to an existing iron pipe. Thence, S 05° 27' 53" W for a distance of 9.67 feet to an existing iron pipe. Thence, S 30° 36' 55" W for a distance of 51.65 feet to an existing iron pipe. Thence, N 80° 52' 41" W for a distance of 190.38 feet to an existing iron pipe. Thence, N 05° 57' 53" E for a distance of 100.02 feet to an existing iron pipe. Thence, S 80° 20' 35" E for a distance of 11.65 feet to an existing iron pipe. Thence, S 76° 19' 03" E for a distance of 80.41 feet to an existing iron pipe. Thence, S 81° 45' 00" E for a distance of 21.75 feet to an existing iron pipe. thence S 84° 46' 30" E a distance of 96.96 feet to the POINT OF BEGINNING, Containing 341,468 SQFT -and- 7.84 Acres.

EXHIBIT B
Permitted Exceptions

1. Taxes or assessments for the year 2020, not yet due or payable.
2. Matters shown on plat(s) recorded in Plat Book 4, Page 30 and Plat Book 29, Page 183.
3. Easement(s) or Right(s) of Way in favor of Summit Cable Services of Forsyth County, Inc. recorded in Book 1505, Page 944.
4. Easement(s) or Right(s) of Way in favor of Duke Power Company recorded in Book 806, Page 441.
5. Easement(s) or Right(s) of Way in favor of Old Town Telephone Systems, Inc. recorded in Book 673, Page 110.
6. Easement(s) or Right(s) of Way in favor of Southern Bell Telephone and Telegraph Company recorded in Book 484, Page 259.
7. Contract of Conveyance in favor of The City of Winston-Salem recorded in Book 1608, Page 2250.
8. Service and Marketing Agreement in favor of Time Warner Cable Inc. recorded in Book 3079, Page 3958.
9. Dedication of Streets and Roads recorded in Book 1472, Page 76.
10. Title to any portion of the Land lying within the right of way of Echo Glen Drive.
11. Rights of others in and to any party walls and common areas.
12. Rights of tenants in possession, as tenants only, under unrecorded leases.