

**2020043918 00054**

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$2950.00**

PRESENTED &amp; RECORDED

10/01/2020 09:16:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

**BK: RE 3555****PG: 4406 - 4409**

EXCISE STAMPS: \$2,950.00

*NO TITLE SEARCH WAS PERFORMED OR REQUESTED*

Mail to: Blanco Tackabery &amp; Matamoros, P.A., P.O. Box 25008, Winston-Salem, NC 27114-5008

This instrument was prepared by: George E. Hollodick

Brief description for the Index: 1501 Old Salisbury Road

**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made this 30 day of September, 2020, by and between

GRANTOR	GRANTEE
<b>JJT, LLC</b> , a North Carolina limited liability company 700 Glen Echo Trail Winston-Salem, NC 27106	<b>MH CCIG HOLDINGS LLC</b> , a North Carolina limited liability company 4601 Park Road, Suite 450 Charlotte, NC 28209

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, Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows (together, the "Property"):

See **EXHIBIT A** attached hereto and incorporated herein by reference.

None of the Property herein conveyed includes the primary residence of Grantor.

The Property was acquired by Grantor by North Carolina General Warranty Deed recorded in Book 3161 at Page 588 in the Forsyth County, North Carolina, Public Registry.

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.

Submitted electronically by "Browning Law Firm, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BTM:794551v1

And the Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further.

Title to the property hereinabove described is subject to the following exceptions:

1. All such valid and enforceable easements, covenants, conditions, restrictions and other encumbrances of record.
2. The lien of the ad valorem property taxes for the current year and all subsequent years.
3. Zoning ordinances affecting the Property.
4. Any and all Lease Agreements.
5. Additional Permitted Exceptions listed on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

JJT, LLC, a North Carolina limited liability company


BY:  (SEAL)  
Ali Jarrahi, Manager

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

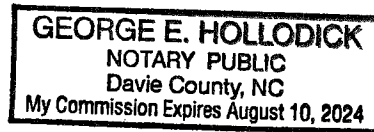
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: ALI JARRAHI, MANAGER OF JJT, LLC.

Date: September 29, 2020

  
Name: George E. Hollodick  
Notary Public

My Commission expires: 8/10/24

[NOTARIAL SEAL]



**EXHIBIT A****LEGAL DESCRIPTION**

BEGINNING at an existing iron pipe within the right-of-way of Old Salisbury Road, said iron pipe being located South 88 deg. 21' 13" West 3.50 feet from a point in the northwest corner of property now or formerly owned by Marie Kimel (Tax Lot 113-B) and in the eastern right-of-way line of Old Salisbury Road; running thence from said beginning point North 00 deg. 40' 34" East 138.39 feet to a point in the southerly right-of-way line of Old Salisbury Court; running thence along the right-of-way of Old Salisbury Court (a) South 88 deg. 56' 16" East 99.58 feet; (b) along a curve to the right having a chord bearing of South 57 deg. 50' 49" East a chord distance of 5.82 feet; (c) along a curve to the left having a chord bearing North 77 deg. 09' 10" East a chord distance of 97.07 feet; (d) North 01 deg. 03' 44" East 50.00 feet to a point; running thence along the southern line of South Bend Townhomes South 88 deg. 56' 16" East approximately 606.43 feet (incorrectly referred to as 818.99 feet in Deed Book 3131, Page 588) to an old existing iron pipe; running thence South 03 deg. 13' 16" West 107.28 feet to an old existing iron pipe; thence South 81 deg. 38' 44" East 119.44 feet to a 12-inch concrete monument found in a branch; thence South 01 deg. 53' 21" East 60.56 feet to a point; thence North 82 deg. 33' 44" West 56.36 feet to a point; thence North 74 deg. 10' 13" West 65.96 feet to a point; thence South 88 deg. 21' 12" West 411.94 feet to a point; thence South 88 deg. 20' 56" West 404.39 feet to an iron pin in the right-of-way line of Old Salisbury Road, the point and place of beginning, in accordance with a survey by Kenneth C. Foster, R.L.S., dated October 9, 1996.

This property has street address 1501 Old Salisbury Road. PIN 6824-60-1348.000

EXHIBIT B  
PERMITTED EXCEPTIONS

1. Duke Power Company right of way filed in Book 1364, Page 1160.
2. City of Winston-Salem right of way filed in Book 1353, Page 658; Book 1371, Page 913 & Book 1623, Page 801.
3. Consent to Dedicate Streets and Roads to Public Use filed in Book 1353, Page 1670.
4. Title to that portion of the Property within the right of way of Old Salisbury road.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete survey.