

2020049119 00102

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
 10/30/2020 10:32:47 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3562
PG: 3631 - 3633

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Tax Parcel Number: 6829-27-0219.000

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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to: 1598 Westbrook Plaza Drive, Suite 200, Winston-Salem, NC 27103

Property Address: 210 Bray Street, Rural Hall, NC 27045

Brief description for the Index: 2 Tracts, Bray Street

THIS DEED made this 29th day of October, 2020 by and between

GRANTOR

MHCH, LLC, a
Florida limited liability company

800 Idlewild Way
Sarasota, FL 34242

GRANTEE

STDM DEVELOPMENT, LLC, a
North Carolina limited liability company

1598 Westbrook Plaza Drive, Suite 200
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 3535, Page 3079, Forsyth County Registry.

submitted electronically by "Craige Jenkins Liipfert & walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS IS ~~not~~ OR IS NOT _____ 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 valid and enforceable 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.

MHCH, LLC, a Florida Limited Liability Company

By: Craig E. Huss (SEAL)
Craig E. Huss, Manager

STATE OF FLORIDA

COUNTY OF Sarasota

I, Patrick Schugg, a Notary Public of the County of Sarasota and State of Florida, certify that Craig E. Huss, either being personally known to me or proven by satisfactory evidence (said evidence being FL-DL), who is the Manager of MHCH, LLC, a Florida Limited Liability Company, personally appeared before me this day and acknowledged that he is Manager of MHCH, 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 29 day of October, 2020.

Patrick Schugg
Notary Public

Name: _____

My Commission Expires: _____

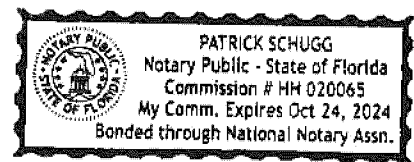


EXHIBIT "A"
PROPERTY DESCRIPTION

TRACT 1:

A TRACT OR PARCEL OF LAND IN THE COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA, IN BETHANIA TOWNSHIP, AND BOUNDED AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE EASTERN RIGHT OF WAY OF N.C. ROUTE 66, BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY, N 14° 17' 24" W FOR A DISTANCE OF 86.08 FEET TO THE CENTERLINE OF A GRAVEL PATH; THENCE DEPARTING SAID RIGHT OF WAY, THEN FOLLOWING THE CENTERLINE OF SAID GRAVEL PATH THE FOLLOWING 10 CALLS:

N 70° 10' 13" E FOR A DISTANCE OF 568.10 FEET TO A POINT.
N 57° 47' 16" E FOR A DISTANCE OF 42.65 FEET TO A POINT.
N 23° 03' 47" E FOR A DISTANCE OF 67.29 FEET TO A POINT.
N 20° 56' 25" E FOR A DISTANCE OF 103.56 FEET TO A POINT.
N 36° 41' 44" E FOR A DISTANCE OF 58.05 FEET TO A POINT.
N 43° 29' 24" E FOR A DISTANCE OF 80.10 FEET TO A POINT.
N 46° 41' 09" E FOR A DISTANCE OF 87.81 FEET TO A POINT.
N 52° 33' 02" E FOR A DISTANCE OF 61.62 FEET TO A POINT.
N 56° 02' 26" E FOR A DISTANCE OF 72.86 FEET TO A POINT.
N 63° 25' 46" E FOR A DISTANCE OF 100.00 FEET TO A POINT.

THENCE LEAVING SAID CENTERLINE, N 67° 06' 15" E FOR A DISTANCE OF 97.36 FEET TO AN IRON PIPE. THENCE, N 65° 59' 34" E FOR A DISTANCE OF 196.29 FEET TO AN IRON PIPE SET. THENCE, N 82° 04' 53" E FOR A DISTANCE OF 137.18 FEET TO AN IRON PIPE FOUND. THENCE, N 31° 12' 51" E FOR A DISTANCE OF 368.54 FEET AN AXLE FOUND. THENCE, N 74° 50' 54" W FOR A DISTANCE OF 247.74 FEET TO A STONE FOUND. THENCE, N 00° 29' 20" E FOR A DISTANCE OF 287.39 FEET TO AN IRON PIPE FOUND. THENCE, N 89° 17' 56" E FOR A DISTANCE OF 1,090.25 FEET TO AN IRON PIPE FOUND. THENCE, S 01° 44' 35" E FOR A DISTANCE OF 1,422.67 FEET TO AN EXISTING FENCE POST. THENCE, S 89° 48' 08" W FOR A DISTANCE OF 1,581.64 FEET TO AN IRON PIPE SET. THENCE S 81° 13' 57" W A DISTANCE OF 886.49 FEET TO THE POINT OF BEGINNING, CONTAINING 2,048,955 SQFT-OR-47.038 ACRES.

TRACT 2:

THAT CERTAIN LOT OR PARCEL OF LAND SITUATE NEAR THE CITY OF RURAL HALL, BETHANIA TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT NO. 25 AS SHOWN ON THE MAP OF A. T. ZIMMERMAN LAND, WHICH IS RECORDED IN PLAT BOOK 4 AT PAGE 97 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP FURTHER REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.