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FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$21800.00
PRESENTED & RECORDED
04/01/2021 04:21:52 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY
BK: RE 3599
PG: 23 - 29

SPECIAL WARRANTY DEED

Excise Tax: \$ 21,800.00
Tax Parcel ID No. 6836-86-9223 Verified by County
on the ____ day of _____, 2021 By: _____

Mail/Box to: _____

This instrument was prepared by: Mathew W. Barnes, Partner, Burr & Forman LLP, 420 N. 20th St., Ste. 3400, Birmingham, AL 35203

Brief description for the Index: 2531 LaDeara Crest Ln, Winston Salem, NC, LADEARA CREST ESTATES LO104 BL2950 BU1

THIS DEED, made this the 31st day of March 2021, by and between:

GRANTOR: A & Y Apartments, LLC, a North Carolina limited liability company whose mailing address is 2885 Sanford Avenue SW #20267, Grandville, MI 49418, and

GRANTEE: LA DEARA CREST 246, LLC, a North Carolina limited liability company whose mailing address is 9935-D Rea Rd., Charlotte, NC 28277-6710

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Winston-Salem County of Forsyth, State of North Carolina, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

45262: submitted electronically by "Madison Title Agency, LLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book RE 3313 Page 1209-1214.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to any Exceptions and Reservations of record and hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the Exceptions and Reservations of record and as follows:


See Exhibit "B" attached hereto and made a part hereof.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

(end of page)

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

A & Y Apartments LLC,
a North Carolina limited liability company


By: 
Abraham Beroukha, Its Manager

State of NEW YORK
County of NASSAU

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day,
each acknowledging to me that he or she signed the foregoing document:
Abraham Beroukha

Date: 03/30/2021


Elliot S. Cohen Notary Public
Notary's Printed or Typed Name

ELLIOT S. COHEN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01CO6376862
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES JUNE 18, 2022

My Commission Expires:
06/18/2022

Exhibit "A"

Legal Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Winston Salem, County of Forsyth, State of North Carolina.

TRACT I

BEGINNING at an iron pin, said iron pin being located at the intersection of the westerly right-of-way of Fairchild Hills Road and the southerly right-of-way of 26th Street; running thence with the right-of-way of 26th Street, South 89° 19' 00" East 633.64 feet to a point; running thence South 00° 23' 40" West 145.04 feet to a point; running thence South 00° 24' 10" West 144.78 feet to an iron pin in the northerly right-of-way of Short Street; running thence with said right-of-way North 89° 16' 00" West 299.77 feet to a P. K. nail; continuing with said right-of-way running North 89° 17' 20" West 119.88 feet to an iron pin; continuing with said right-of-way running North 89° 22' 20" West 128.87 feet to an iron pin on the easterly right-of-way of Fairchild Hills Road; running thence with said right-of-way North 16° 33' 00" West 254.23 feet to an iron pin; running thence along a curve to the right having a chord distance of 48.14 feet, an arc distance of 48.17 feet North 12° 49' 20" West to an iron pin and place of BEGINNING. Being known as Lots 11-30 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

TRACT II

BEGINNING at an iron pin, said iron pin being located at the intersection of the northerly right-of-way of 25th Street and the easterly right-of-way of Fairchild Hills Road; running thence with the right-of-way of Fairchild Hills Road, North 16° 36' 50" West 338.23 feet to an iron pin; running thence along a curve to the right along the easterly right-of-way of Fairchild Hills Road and the southerly right-of-way of Short Street, a chord distance of 49.24 feet, an arc distance of 57.75 feet North 36° 59' 20" East to an iron pin; running thence along the southerly right-of-way of Short Street South 89° 27' 30" East 132.95 feet to an iron pin; continuing with said right-of-way running South 89° 11' 20" East 179.88 feet to an iron pin; continuing with said right-of-way running South 89° 17' 20" East 179.87 feet to an iron pin; running thence South 00° 18' 40" West 191.59 feet to an iron pin; running thence North 89° 48' 10" West 179.99 feet to an iron pin; running thence North 89° 48' 20" West 179.88 feet to an iron pin; running thence North 89° 41' 00" West 90.12 feet to an iron pin; running thence South 00° 43' 10" East 10.00 feet to an iron pin; running thence South 89° 34' 50" East 48.69 feet to an iron pin; running thence South 01° 34' 40" East 157.27 feet to a P. K. nail located on a wall on the northerly right-of-way of 25th Street; running thence with said right-of-way North 89° 55' 20" West 27.70 feet to an iron pin and place of BEGINNING. Being known as Lots 1-10 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

TRACT III

BEGINNING at iron pin, said iron pin being located on the westerly right-of-way of Fairchild Hills Road and being the northeast corner of Lot 40, Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds; running thence with said right-of-way along a curve to the right having a chord distance of 86.91 feet, an arc distance of 87.05 feet South 10° 45' 10" East to an iron pin; continuing with said right-of-way running South 16° 21' 50" East 173.78 feet to an iron pin; running thence South 16° 36' 20" East 129.98 feet to an iron pin; continuing with said right-of-way running South 16° 36' 20" East 304.00 feet to an iron pin; continuing with said right-of-way along with the northerly right-of-way of 25th Street along a curve to the right having a chord

(Continued)

distance of 68.92 feet, an arc distance of 83.05 feet South 31° 58' 00" West to an iron pin; running thence with the northerly right-of-way of 25th Street, North 89° 55' 20" West 117.00 feet to an iron pin; running thence North 11° 33' 40" West 156.48 feet to a point; running thence North 16° 36' 20" West 420.09 feet to an iron pin; running thence North 14° 20' 20" West 68.19 feet to a point; running thence North 40° 20' 20" West 27.37 feet to a point; running thence North 00° 32' 10" West 70.89 feet to a point; running thence North 85° 13' 40" East 151.50 feet to a point and place of BEGINNING. Being known as Lots 40-50 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds.

TRACT IV

BEGINNING at an iron pin, said iron pin being the northeast corner of Lot 188, Alexander Heights Subdivision (Section 2), as recorded in Plat Book 1, Page 36; running thence South 00° 48' 00" East 162.87 feet to a point in the northerly right-of-way of 26th Street; running thence North 89° 21' 30" West 59.88 feet to an iron pin located in the easterly right-of-way of Pendleton Drive; running thence with said right-of-way North 00° 34' 40" East 129.96 feet to a point; running thence North 89° 23' 00" West 50.00 feet to an iron pin; running thence South 00° 34' 40" West 129.94 feet to an iron pin located in the northerly right-of-way of 26th Street; running thence with said right-of-way North 89° 22' 10" West 119.95 feet to an iron pin; continuing with said right-of-way North 89° 23' 30" West 119.78 feet to an iron pin located at the intersection of the northerly right-of-way of 26th Street and the easterly right-of-way of Colburn Drive; running thence with said right-of-way North 00° 28' 40" East 129.92 feet to a point; running thence North 89° 23' 00" West 50.00 feet to a point located on the westerly right-of-way of Colburn Drive; running thence South 00° 34' 40" West 129.87 feet to an iron pin located in the northerly right-of-way of 26th Street; running thence with said right-of-way North 89° 25' 20" West 60.08 feet to an iron pin; running thence North 89° 17' 40" West 119.35 feet to an iron pin; running thence North 89° 20' 50" West 60.26 feet to an iron pin; running thence along a curve to the right having a chord distance of 14.70 feet, an arc distance of 14.70 feet North 00° 36' 40" East to an iron pin; running thence North 89° 23' 40" West 60.24 feet to an iron pin; running thence along a curve to the left having a chord distance of 43.36 feet, an arc distance of 43.38 feet South 02° 17' 20" East to a point; running thence South 85° 13' 40" West 151.50 feet to a point; running thence North 11° 30' 10" East 77.09 feet to a point; running thence North 08° 33' 00" East 97.64 feet to a point; running thence North 13° 25' 10" West 118.33 feet to a point; running thence North 30° 39' 20" East 55.53 feet to a point; running thence North 44° 20' 00" East 45.27 feet to a point; running thence North 34° 20' 50" West 27.07 feet to a point; running thence North 07° 19' 20" East 60.56 feet to a point; running thence North 04° 29' 20" West 92.30 feet to a point; running thence North 11° 16' 50" West 61.77 feet to a point; running thence North 01° 29' 20" East 94.03 feet to a point; running thence South 85° 30' 20" East 304.32 feet to an iron pin; running thence North 88° 53' 30" East 305.71 feet to a point; running thence North 83° 22' 20" East 412.04 feet to an iron pin; running thence South 01° 14' 20" East 142.01 feet to an iron pin; running thence South 00° 58' 00" East 400.29 feet to an iron pin; running thence North 88° 22' 10" West 130.76 feet to an iron pin; running thence South 00° 41' 10" West 106.35 feet to an iron pin; running thence North 89° 17' 10" West 63.90 feet to an iron pin and place of BEGINNING. Being known as Lots 31-38 of Fairchild Hills Subdivision as recorded in Plat Book 23, Page 2, Forsyth County Registry of Deeds, together with the western portions of Lots 55 and 56 of City View Subdivision as recorded in Plat Book 1, Page 108.

NOTE FOR INFORMATION: Being Parcel No. 6836-86-9223.000, of the City of Winston Salem, County of Forsyth

Exhibit "B"

1. Taxes for the year 2021 and for subsequent years, which are not yet due and payable.
2. Right of tenants, as tenants only, under unrecorded leases with no rights of first refusal.
3. Matters that would be disclosed by an accurate survey and inspection of the Property.
4. Easement granted to Duke Power Company recorded on December 4, 1947 in Book 574 Page 481.
5. Easement granted to Duke Power Company recorded on March 28, 1967 in Book 941 Page 515.
6. Right of Way Agreement made by and between Ferrell Construction Company, Inc., E.V. Ferrell, Jr., and wife, Sarah T. Ferrell, H.L. Crotts and wife, Almida S. Crotts and Duke Power Company recorded on May 15, 1967 in Book 944 Page 353.
7. Easement granted to Duke Power Company recorded on April 7, 1972 in Book 1031 Page 569.
8. Easement granted to Duke Power Company recorded on April 7, 1972 in Book 1031 Page 571.
9. Easement granted to Duke Power Company recorded on August 18, 1972 in Book 1037 Page 465.
10. Right of Way and Easement granted to City of Winston-Salem recorded on September 12, 1966 in Book 931 Page 402.
11. Easement granted to City of Winston-Salem recorded on June 9, 1971 in Book 1018 Page 370.
12. Grant of Easement granted to City of Winston-Salem recorded on June 9, 1971 in Book 1018 Page 367.
13. Right of Way Easement granted to Southern Bell Telephone and Telegraph Company recorded on October 8, 1972 in Book 1024 Page 121.
14. Right of Way Easement granted to Southern Bell Telephone and Telegraph Company recorded on July 12, 1982 Book 1367 Page 1129.
15. Cable Television Installation Agreement made by and between Summit Cable Services of Forsyth County, Inc. and Fairchild Hills Apartments recorded on July 19, 1985 in Book 1496 Page 1331.

16. Conditions, restrictions, covenants and agreements in Declaration of Land Use Restrictive Covenants for Low-Income Housing Tax Credits made by Northeast Winston Ventures Limited Partnership dated October 4, 2013, recorded October 11, 2013, in Forsyth County in Book 3150 Page 1576 and any amendments thereto.

17. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 1 Page 108.

18. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 23 Page 2.

19. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 25 Page 20.