

**2021027608 00106**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1170.00**

PRESENTED &amp; RECORDED

05/25/2021 11:26:12 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3612****PG: 1948 - 1950****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1,170.00

Parcel Identifier No. 6845-06-7709.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: ~~Grantee~~ Higgins Benjamin, PLLC, Attn: Gary Wolf, P.O. Box 20570, Greensboro, NC 27420-0570This instrument was prepared by: Mallory M. OatesBrief description for the Index: 2050 E. 5<sup>th</sup> Street, Winston-Salem, NCTHIS DEED made this 21<sup>st</sup> day of May, 2021, by and between

GRANTOR	GRANTEE
<b>ALA Ventures, LLC, a North Carolina limited liability company</b>	<b>WML-EC1, LLC, a North Carolina limited liability company</b>
2050 E. 5 <sup>th</sup> Street Winston-Salem, NC 27105	2725 SE Hollyhock Court Hillsboro, OR 97123

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, its entire interest in and to that certain lot, parcel of land or condominium unit situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by this reference**

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

A map showing the above-described property is recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_, Forsyth County Registry.

TO HAVE AND TO HOLD said interest in and to the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: Easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current year and each year subsequent thereafter.

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

**ALA Ventures, LLC,**  
a North Carolina limited liability company

By: 

Name: J. Alan Parker

Title: Member/Manager

By: 

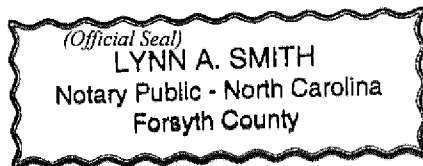
Name: Lloyd R. Whitley

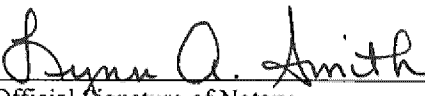
Title: Member/Manager

#### STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

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:  
*J. Alan Parker, Member/Manager of ALA Ventures, LLC, a North Carolina limited liability company*

Date: May 20, 2021



  
Official Signature of Notary

Lynn A. Smith  
Notary's printed or typed name

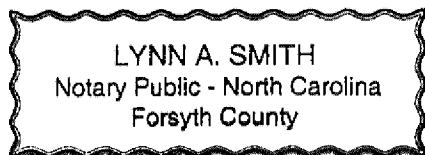
My commission expires: 10/26/2022

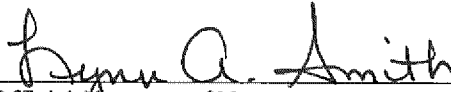
#### STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

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:  
*Lloyd R. Whitley, Member/Manager of ALA Ventures, LLC, a North Carolina limited liability company*

Date: May 20, 2021

(Official Seal)



  
Official Signature of Notary

Lynn A. Smith  
Notary's printed or typed name

My commission expires: 10/26/2022

**EXHIBIT "A"**  
**Legal Description**

BEGINNING at a concrete monument located at the point of intersection of the southern right-of-way line of East Fifth Street (250 foot right-of-way) and the northwest corner of the property belonging to AT&T Communications, Inc., Deed Book 1529, Page 1558, Forsyth County Registry; thence South 20° 32' 57" West 271.12 feet to a new iron pipe; thence North 59° 21' 18" West 150 feet to a new iron pipe in the southeast corner of Duke Power Company, Book 1678, Page 1737, Forsyth County Registry; thence North 20° 32' 57" East 271.12 feet to an iron pin; thence running in an easterly direction along the southern right-of-way line of Fifth Street South 59° 21' 18" East 150 feet to the POINT AND PLACE OF BEGINNING, containing 0.919 acres, more or less.

FOR FURTHER REFERENCE see survey prepared by Larry L. Callahan, R.L.S., dated March 9, 1989 and designated B.M.E, Ltd, and revised December 6, 1989 and re-designated Ralph C. Kimel, Jr. and designated as Job No. 5311-4.

TOGETHER with a permanent non-exclusive easement running with the land for ingress, egress and regress over the following-described property:

BEGINNING at an existing iron pipe located at the point of intersection of the southeast corner of the property of Globe International, Inc., Deed Book 1397, Page 815, Forsyth County Registry and the western right-of-way line of Lowery Street (100 foot right-of-way); thence from said Point and Place of Beginning, North 70° 56' West 349.96 feet to a new iron pipe; thence North 59° 21' 18" West 150 feet to a point; thence South 20° 32' 57" West 40.24 feet to a point located in the northern property line of Larry E. Hutchens, Deed Book 1656, Page 3177, Forsyth County Registry; thence running along the northern property line of the aforesaid Hutchens property, South 59° 13' 51" East 150 feet to a new iron pipe; thence continuing along the northern property line of the Hutchens tract, South 70° 56' East 354.06 feet to an existing iron pipe said iron pipe being located in the western right-of-way line of Lowery Street; thence running in a northerly direction along the western property line of Lowery Street, North 18° 58' 44" East 40.03 feet to the POINT AND PLACE OF BEGINNING.