

2021027609 00107

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
05/25/2021 11:26:12 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3612
PG: 1951 - 1953

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC
Parcel Identifier No. 6845-06-7709.000 Verified by _____ County on the _____ day of _____, 2021
By: _____

Mail/Box to: ~~Ben Davis & P.A. Box 106~~ Higgins Benjamin, PLLC, Attn: Gary Wolf, P.O. Box 20570, Greensboro,
NC 27420-0570

This instrument was prepared by: Mallory M. Oates

Brief description for the Index: 2050 E. 5th Street, Winston-Salem, NC205

THIS DEED made this 20th day of May, 2021, by and between

GRANTOR	GRANTEE
ALA Ventures, LLC, a North Carolina limited liability company 2050 E. 5 th Street Winston-Salem, NC 27101	WML-EC1, LLC, a North Carolina limited liability company 2725 SE Hollyhock Court Hillsboro, OR 97123

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 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 City of Winston-Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2616, page 3083, Forsyth County Registry.

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

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

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.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

(Entity Name)

By: [Signature]

Name/Title: J. Alan Parker, Member/Manager

By: [Signature]

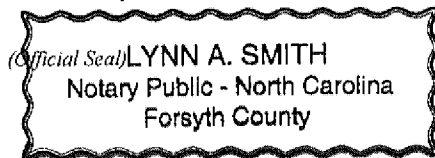
Name/Title: Lloyd R. Whitley, Member/Manager

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



[Signature]
Official Signature of Notary

Lynn A. Smith
Notary's printed or typed name

My commission expires: 10/26/2022

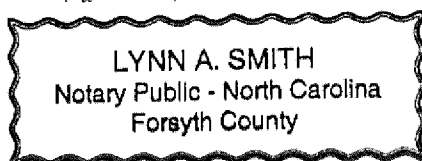
STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

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)



[Signature]
Official Signature of Notary

Lynn A. Smith
Notary's printed or typed name

My commission expires: 10/26/2022

EXHIBIT "A"

ALL that certain piece, parcel or tract of land lying and being in the City of Winston Salem, Winston Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron rod in the southern margin of East Fifth Street, a 250' public right-of-way, said point being the northeast corner of Duke Power Company, either now or formerly, as described in instrument recorded in Deed Book 1678, Page 1737, in the Forsyth County Registry, and having Parcel ID. 6845-06-2613 ("The Duke Power Company Property"), said point also being South 09 deg. 09 min. 08 sec. East 2698.32 feet from a published NCGS monument "W22 Evergreen", having NAD 83\2011 coordinates of, Northing = 859,609.370 and Easting = 1,640,226.851; thence from the **Point of Beginning**, along the southern margin of East Fifth Street South 66 deg. 12 min. 13 sec. East 149.98 feet to an existing monument, the northwest corner of AT&T Communications, Inc., either now or formerly, as described in instrument recorded in Deed Book 1529, Page 1588, in the Forsyth County Registry, and having Parcel ID. 6845-06-8762 ("The AT&T Property"); thence leaving the southern margin of East Fifth Street and along the western line of The AT&T Property South 13 deg. 40 min. 43 sec. West 271.03 feet to an existing iron pipe, the northeast corner of a 40' non-exclusive easement and the property of B.M.E. LTD., either now or formerly, as described in instrument recorded in Deed Book 1662, Page 2987, in the Forsyth County Registry, and having Parcel ID. 6845-06-6644 ("The B.M.E. Property"); thence in a westerly direction along the northern line of The B.M.E. Property North 66 deg. 13 min. 32 sec. West 150.00 feet to an existing iron pipe and nail in the eastern line of The Duke Power Company Property; thence along the eastern line of The Duke Power Company Property North 13 deg. 41 min. 10 sec. East 271.08 feet to the **Point and Place of Beginning** and containing 0.919 acre, more or less, as shown on that certain survey entitled "WML-EC1, LLC" prepared by Borum, Wade and Associates, P.A. dated May 6, 2021.

TOGETHER with all of Grantor's right, title and interest in and to that certain permanent 40' non-exclusive easement running with the land for ingress, egress, and regress over Myrick Drive to its terminus at Lowery Ct. NE.