

2021029811 00181FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$2300.00**

PRESENTED & RECORDED

06/04/2021 02:23:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3615**PG: 1852 - 1854**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,300.00Parcel Identifier No. **6817-64-1181**

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Gary R. Wolf, HIGGINS BENJAMIN, PLLC, P.O. Box 20570, Greensboro, NC 27420-0570

This instrument was prepared by: Gary R. Wolf, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 2897 Reynolda Road, Winston-Salem, NC

THIS DEED made this 4th day of June, 2021, by and between

GRANTOR

JPV-BTS, LLC, an Alabama limited liability company**2600 Dauphin Street
Mobile, AL 36606**

GRANTEE

**2897 REYNOLDA RD, INC.,
a North Carolina corporation****15 Laura Lane, Suite 300
Thomasville, NC 27360****Property Address: 2897 Reynolda Road
Winston-Salem, NC 27106**

Enter in appropriate block for each party: name, 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 reference.

This property is not the primary residence of the Grantor herein.

The property hereinabove described was acquired by deed recorded in Book 1036, Page 965, Forsyth County 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.

Penny Carswell, spouse of Daryl R> Carswell, joins in the execution of this deed for the sole purpose of releasing her statutory interests in the property and for no other purpose; she does not make any warranties or representations with respect to the title or the property.

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, governmental regulations, ad valorem taxes for the current year.

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

JPV-BTS, LLC

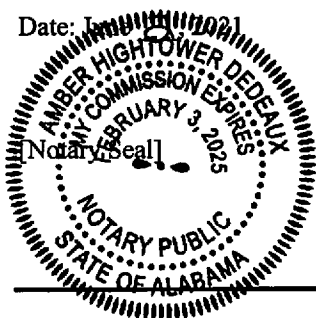
By: _____

John P. Vallas, Jr., Manager

State of Alabama - County of Mobile

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 therein and in the capacity indicated: John P. Vallas, Jr., Manager of JPV-BTS, LLC

Date: Jan 18, 2021



Notary Public

Amber Hightower Dedeaux
Print Name

My commission expires: 2/3/25

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at a one inch existing iron pin in the northern margin of the 100 foot right of way of Reynolda Road, a common corner with the property of Winston Salem Reynolds LLC (Deed Book 3354, Page 1455); thence with the line of Winston Salem Reynolds LLC, North 38° 24' 20" East 195.28 feet to a ½ inch existing iron rod; thence continuing with the line of Winston Salem Reynolds LLC, North 38° 24' 20" East 4.72 feet to a point in the line of the property of Columbine Associates (Deed Book 1027, Page 702); thence with the line of Columbine Associates, South 51° 37' 19" East 149.79 feet to a point, a common corner with the property of MJL Development Co., PLLC (Deed Book 3201, Page 2900); thence with the line of MJL Development Co., PLLC, South 38° 18' 46" West 199.94 feet to a point in the northern margin of the right of way of Reynolda Road, said point being located North 51° 38' 41" West from a one inch existing iron pipe in the northern margin of the right of way of Reynolda Road along the frontage of MJL Development Co., PLLC; thence with the northern margin of the right of way of Reynolda Road, North 51° 38' 41" West 150.12 feet to a one inch existing iron pipe, the point and place Beginning, containing 0.668 acres in accordance with a Topographical Survey for Summey Engineering, dated January 28, 2021, as prepared Survey Carolina, PLLC, Job No. 12555.