

2021040508 00223

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/28/2021 03:18:58 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3628

PG: 4144 - 4146

Prepared by and when recorded, return to:
Daniel R. Visalli, Swindell & Visalli, PLLC
1043 E Morehead Street, Suite 303
Charlotte, NC 28204

Excise Tax: \$0.00
Tax Parcel No.: 6817-54-8348

Brief Description for Index: Metes and Bounds, 4250 Old Town Drive, Winston Salem, NC 27106

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

**NORTH CAROLINA
NON-WARRANTY DEED**

THIS NORTH CAROLINA NON-WARRANTY DEED is made as of the 28th day
of July, 2021 by

GRANTOR: **CCT WINSTON SALEM LLC,**
a Delaware limited liability company

Grantor's Address: 3805 Edwards Road, Suite 390
Cincinnati, OH 45209

to

GRANTEE: **PB WINSTON SALEM, LLC,**
a North Carolina limited liability company

Grantee's Address: 888 Brickell Ave, Apt. 2004
Miami, FL 33131

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does grant, bargain, sell and convey unto Grantee, in fee simple, all of Grantor's right, title and interest in and to that certain real property located in the City of Winston-Salem, Forsyth County, State of North Carolina more particularly described as follows (the "Land"):

See Exhibit A, attached hereto and incorporated herein.

TOGETHER with all buildings and improvements on the Land (jointly, the "Improvements"), and all appurtenances, easements, rights of way, licenses, interests, alleys, strips or gores of land located on or pertaining to the Land (the "Appurtenances")(the Land, the Improvements, and the Appurtenances are collectively referenced herein as the "Real Property").

The Real Property is NOT the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid Land and Improvements in fee simple, and all privileges and appurtenances thereto belonging, to Grantee.

Grantor hereby makes no warranty, express or implied, as to title to the property herein described.

IN WITNESS WHEREOF, Grantor, by authority duly given, has executed this instrument as of the day and year first above written.

GRANTOR:

CCT WINSTON SALEM LLC, a Delaware limited liability company

By: 

Name: Douglas Compton

Its: Authorized Manager

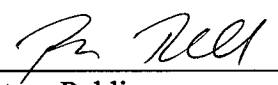
STATE OF OHIO)

COUNTY OF HAMILTON)

I, the undersigned Notary Public of the County and State aforesaid, certify that Douglas Compton, personally came before me this day and acknowledged that he is the Authorized Manager of CCT WINSTON SALEM LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 26th day of July, 2021.



BARRETT P. TULLIS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.


Notary Public

Notary Commission expires on: never

Exhibit A**Legal Description**

BEING ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, LYING AND BEING IN THE TOWN OF WINSTON SALEM, COUNTY OF FORSYTH AND STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" OPEN TOP PIPE FOUND ON THE NORTHEASTERN RIGHT-OF-WAY OF REYNOLDA ROAD (NC HIGHWAY 67) AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY MI PUEBLO HP LLC (BOOK 2246, PAGE 857), THENCE RUNNING WITH THE COMMON LINE OF MI PUEBLO HP LLC PROPERTY N38°22'11"E 124.74 FEET TO A 1/2" REBAR FOUND, THENCE N38°53'49"E 125.16 FEET TO A 1/2" OPEN TOP PIPE FOUND BENT AT THE COMMON CORNER OF PROPERTY OWNED NOW OR FORMERLY BY SLOAN-CLIFFORD LLC (BOOK 2652, PAGE 2736), THENCE RUNNING WITH THE COMMON LINE OF SLOAN-CLIFFORD LLC PROPERTY N74°15'14"E 32.88 FEET TO A 1/2" OPEN TOP PIPE FOUND BENT ON THE WESTERN RIGHT-OF-WAY OF OLD TOWN DRIVE, THENCE RUNNING WITH THE COMMON RIGHT-OF-WAY OF OLD TOWN DRIVE S19°06'49"E 117.64 FEET TO A CALCULATED POINT, THENCE S43°53'19"E 15.10 FEET TO A 3/4" OPEN TOP PIPE FOUND, THENCE S00°30'06"E 60.98 FEET TO A 5/8" REBAR FOUND THENCE WITH A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 129.97 FEET AND A RADIUS OF 205.39 FEET, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S19°54'16"W 127.81 FEET TO A 3/4" OPEN TOP PIPE FOUND, THENCE S36°48'11"W 19.87 FEET TO A MAG NAIL FOUND, THENCE S69°42'20"W 26.59 FEET TO A MAG NAIL FOUND ON THE NORTHEASTERN RIGHT-OF-WAY OF REYNOLDA ROAD (NC HIGHWAY 67), THENCE RUNNING WITH THE COMMON RIGHT-OF-WAY OF REYNOLDA ROAD (NC HIGHWAY 67) N51°37'38"W 200.05 FEET TO A 3/4" OPEN TOP PIPE FOUND, THE POINT OF BEGINNING, CONTAINING 1.029 ACRES OR 44,849 SQUARE FEET, MORE OR LESS, ACCORDING TO A PLAT ENTITLED "ALTA/NSPS LAND TITLE SURVEY PREPARED FOR: PANERA BREAD WINSTON-SALEM NC", DATED 07/01/2021, PREPARED BY R. SCOTT BARRETT, PLS, NC REGISTRATION NO. L-4513 OF BARRETT SURVEYING GROUP, PLLC, NC FIRM # P-1820, BEARING JOB NO. 21-105.