

**2021053407 00252**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 09/29/2021 03:44:30 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3644****PG: 2410 - 2413****NORTH CAROLINA SPECIAL WARRANTY DEED**Excise Tax:

Parcel Identifier No. 6835 – 28 – 2505.000 Verified by Forsyth County on the \_\_\_\_ day of  
 September, 2021

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

Mail/Box to: Leigh C. Bagley, c/o Bell, Davis & Pitt, P.A., 100 North Cherry Street, Suite 600,  
 Winston-Salem, NC 27101

This instrument was prepared by: Leigh C. Bagley

Brief description for the Index: 633 North Liberty Street, Winston-Salem, NC 27101

THIS DEED made this 23rd day of September, 2021, by and between

GRANTOR	GRANTEE
TWIN-CITY MOTOR COMPANY BUILDING, LLC, a North Carolina limited liability company 26 Milton Avenue Alpharetta, Georgia 30009	TWIN CITY MOTOR OWNER, LLC, a North Carolina limited liability company 26 Milton Avenue Alpharetta, Georgia 30009

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate,  
 character of entity, e.g. corporation or partnership.

Submitted electronically by "BELL, DAVIS & PITT, P.A."  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").**

The Property was acquired by Grantor by instrument recorded in Book 3401 Page 3178.  
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 Property is recorded in Plat Book 55 Page 46.

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.

And Grantee does assume and agree to pay the indebtedness owed to Allegacy Federal Credit Union evidenced by that certain Promissory Note dated June 4, 2020 in the original principal amount of \$7,525,000.00 secured by that Deed of Trust recorded in Book 3529, page 1310, Forsyth County Registry.

[Signature Page Follows]

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

GRANTOR:

TWIN-CITY MOTOR COMPANY BUILDING, LLC  
a North Carolina limited liability company

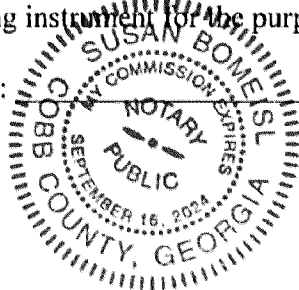
By: [Signature] (SEAL)  
Name: Jason Joseph  
Title: Authorized Signatory  
Date: Sept. 23, 2021

State of Georgia – County of Cobb

I, the undersigned Notary Public of the County of Cobb  
and State aforesaid, certify that Jason Joseph, Authorized Signatory  
of Twin-City Motor Company Building, LLC, a North Carolina limited liability company,  
personally appeared before me this 22 day of September, 2021, and acknowledged the due  
execution of the foregoing instrument for the purposes therein.

My Commission Expires:

(Affix Seal)



[Signature]

Notary Public

Susan Bomersl  
Notary's Printed or Typed Name

**EXHIBIT A**

(Legal Description)

BEGINNING AT A DRILL HOLE PLACED IN THE CONCRETE SIDEWALK AT A POINT NEAR THE SOUTHEAST INTERSECTION OF LIBERTY STREET (60' PUBLIC RIGHT-OF-WAY) AND SEVENTH STREET (40' PUBLIC RIGHT-OF-WAY) WHICH IS SOUTH 52° 31' 07" EAST 59.56 FEET FROM A BRASS DISK "M LK 15" LOCATED AT NC GRID COORDINATES N=858,685.730, E=1,632,028.660; THENCE FROM THE POINT OF BEGINNING WITH THE SOUTHERN RIGHT-OF-WAY LINE OF SEVENTH STREET NORTH 89° 41' 15" EAST 194.42 FEET TO A DRILL HOLE PLACED IN THE CONCRETE SIDEWALK AT THE SOUTH WEST INTERSECTION OF SEVENTH STREET AND MAIN STREET (60' PUBLIC RIGHT-OF-WAY); THENCE WITH THE WESTERN RIGHT-OF-WAY LINE OF MAIN STREET SOUTH 05° 55' 26" EAST 105.44 FEET TO A NAIL PLACED AT THE SOUTHEAST CORNER OF LOT 2 AS SHOWN ON THE SUBDIVISION MAP FOR THE CITY OF WINSTON-SALEM RECORDED IN PLAT BOOK 55, PAGE 46, FORSYTH COUNTY REGISTRY; THENCE WITH THE SOUTHERN LINE OF THE AFOREMENTIONED LOT 2 SOUTH 83° 26' 42" WEST 196.58 FEET TO A DRILL HOLE PLACED IN THE CONCRETE SIDEWALK IN THE EASTERN RIGHT-OF-WAY LINE OF LIBERTY STREET AT THE SOUTHWEST CORNER OF LOT 2; THENCE WITH THE EASTERN RIGHT-OF-WAY LINE OF LIBERTY STREET NORTH 05° 45' 53" WEST 119.83 FEET TO A DRILL HOLE PLACED IN THE CONCRETE SIDEWALK NEAR THE SOUTHEAST INTERSECTION OF LIBERTY STREET AND SEVENTH STREET; CONTINUING THENCE NORTH 16° 03' 22" EAST 7.32 FEET TO THE POINT AND PLACE OF BEGINNING, AND CONSISTING OF APPROXIMATELY 0.52353 ACRES, ALL AS SHOWN ON THE SURVEY PREPARED FOR TWIN-CITY MOTOR COMPANY BUILDING, LLC, BY THOMAS A. RICCIO, PLS (NC LICENSE L-2815) DATED JANUARY 29, 2018 (DRAWING NUMBER 18022).

THE ABOVE DESCRIPTION RELIES ON A SURVEY PROVIDED BY GRANTEE. SELLER CONVEYS ALL RIGHT TITLE, AND INTEREST RECEIVED IN THE "SECOND TRACT" AS DESCRIBED IN DEED BOOK 2014, PAGE 423, LESS ANY PORTION OF THE TRACT TAKEN FOR EXPANSION OF SEVENTH STREET, AS WELL AS ALL RIGHT, TITLE, AND INTEREST DESCRIBED IN BOOK 2847, PAGE 1061. ANY AMOUNTS IN EXCESS OF THOSE DEEDS ARE QUITCLAIMED BY GRANTOR TO THE GRANTEE.

SUBJECT TO AND TOGETHER WITH ALL RIGHTS, TITLE, INTEREST IN THE RECIPROCAL EASEMENT AGREEMENT DESCRIBED IN DEED BOOK 2847, PAGE 1065.