

**2021053592 00135**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1224.00

PRESENTED & RECORDED:

09-30-2021 02:45:37 PM

LYNNE JOHNSON
 REGISTER OF DEEDS

BY: CHELSEA B POLLOCK, DPTY

BK: RE 3644**PG: 3667-3672****NORTH CAROLINA SPECIAL WARRANTY DEED**Excise Tax: \$1,224.00Parcel Identifier No. 6843-57-0210 and 6843-48-9219Mail/Box to: Pick Up/Fox Rothschild LLPThis instrument was prepared by: Brian W. Byrd, FOX ROTHSCHILD LLP, Post Office Box 21927, Greensboro, NC 27420Brief description for the Index:THIS DEED made this 30th day of September, 2021 by and between**GRANTOR**

Barbara Sink Lawrence
 and husband,
 Harold D. Lawrence

and

John George Sink, Jr.
 and wife,
 Anne Sink

Address: 3734 Thomasville Road
 Winston Salem, N C 27107

GRANTEE

LEOTERRA 109 LLC,
 a North Carolina limited liability company

Address: 110-A Shields Park Drive
 Kernersville, NC 27284

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 or near the City of Winston Salem, Broadbay Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.Original to: Amy Dunn

The property described herein **does not** include the primary residence of the Grantor.

The property hereinabove described is a portion of the property acquired by John G. Sink and wife, Myrtle Wagoner Sink by Deeds filed in Book 518, Page 106 and Book 1380, Page 1697, Forsyth County Registry. John G. Sink died on October 24, 1987, and Myrtle Wagoner Sink died May 31, 2005. See Forsyth County estate file no.: 05E1085 for Myrtle Wagoner Sink.

A map showing the above described property is recorded in Plat Book 74, Page 56, 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.

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:

Restrictions, easements and rights of way of record, if any, and to ad valorem taxes for the current year.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

Barbara Sink Lawrence
Barbara Sink Lawrence

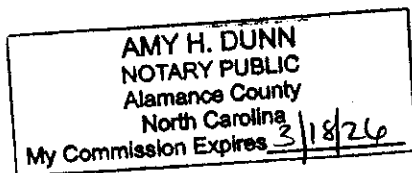
Harold D. Lawrence
Harold D. Lawrence

STATE OF North Carolina
Guilford COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Barbara Sink Lawrence

Today's Date: September 14, 2021

Amy H. Dunn
[Notary's signature as name appears on seal]



Amy H. Dunn
[Notary's printed name as name appears on seal]

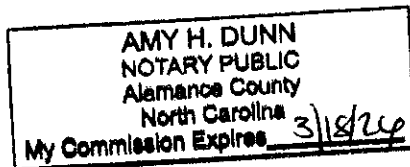
My commission expires: March 18, 2026

STATE OF North Carolina
Guilford COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Harold D. Lawrence

Today's Date: September 14, 2021

Amy H. Dunn
[Notary's signature as name appears on seal]



Amy H. Dunn
[Notary's printed name as name appears on seal]

My commission expires: March 18, 2026

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

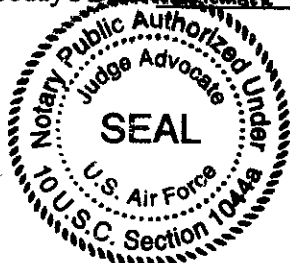
John George Sink, Jr.
John George Sink, Jr.

Anne E Sink
Anne Sink

STATE OF _____
COUNTY _____ Serving with the USAF
at RAF Alconbury, UK

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: John George Sink, Jr.

Today's Date: SEPTEMBER 15, 2021



[Signature]
[Notary's signature as name appears on seal]

MICHAEL B. CASTRO, TSGT, USAF
[Notary's printed name as name appears on seal]

My commission expires: APRIL 25, 2026

STATE OF _____
COUNTY _____ Serving with the USAF
at RAF Alconbury, UK

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Anne Sink

Today's Date: SEPTEMBER 15, 2021



[Signature]
[Notary's signature as name appears on seal]

MICHAEL B. CASTRO, TSGT, USAF
[Notary's printed name as name appears on seal]

My commission expires: APRIL 25, 2026

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron set in the northwestern margin of Baden Road and the southern margin NC Hwy 109 and thence running South $36^{\circ} 40' 09''$ East 268.15 feet to an iron set located in the southern margin of NC Hwy 109 and the northwestern of property shown as "Area Retained by Sellers to be combined with Lemmons" on the survey hereinafter referenced which will be added to property now or formerly Sandra Lemmons (see Deed Book 1042, Page 99, Forsyth County Registry); thence along the boundary line of the "Area Retained by Sellers to be combined with Lemmons" and Sandra Lemmons, the following four (4) bearing breaks: (1) South $27^{\circ} 39' 47''$ West 158.19 feet to an iron set; (2) South $3^{\circ} 02' 10''$ West 14.28 feet to an iron set; (3) South $21^{\circ} 38' 31''$ East 142.80 feet to an iron set; and (4) North $48^{\circ} 32' 38''$ East 194.86 feet to an iron set located in the southern margin of NC Hwy 109; thence along the southern margin of NC Hwy 109, along a curve to the right having a radius of 1801.94 feet and a chord bearing and distance of South $52^{\circ} 07' 40''$ East 687.66 feet to an iron set located in the northwestern line of property shown on plat filed in Plat Book 87, Page 78, Forsyth County Registry; thence along the boundary of property shown on plat filed in Plat Book 87, Page 78, Forsyth County Registry, the following five (5) bearing breaks: (1) South $27^{\circ} 34' 39''$ West 172.77 feet to an existing iron pipe; (2) South $62^{\circ} 25' 46''$ East 65.06 feet to an existing iron pipe; (3) South $28^{\circ} 55' 16''$ West 33.59 feet to an existing iron pipe; (4) South $57^{\circ} 11' 24''$ East 145.36 feet to an existing iron pipe and (5) North $34^{\circ} 09' 48''$ East 216.27 feet to an existing iron pipe located in the southern margin of NC Hwy 109; thence along the southern margin of NC Hwy 109, South $62^{\circ} 24' 05''$ East 66.45 feet to an iron set located in northwestern line of property noted as "Area Retained by Sellers To Be Combined With Lawrence" on the survey herein after referenced which will be added to property now or formerly Harold Lawrence (see Deed Book 865, Page 421, Forsyth County Registry); thence along the boundary line of the "Area Retained by Sellers To Be Combined With Lawrence", the following four (4) bearing breaks: (1) South $26^{\circ} 01' 18''$ West 223.44 feet to an iron set; (2) South $01^{\circ} 36' 05''$ East 152.82 feet to an iron set; (3) South $56^{\circ} 06' 34''$ East 186.68 feet to an iron set; and (4) North $77^{\circ} 20' 31''$ East 249.74 feet to an existing iron pipe located in the western line of property now or formerly William Holcomb (see Deed Book 1038, Page 1015, Forsyth County Registry); thence along the western line of William Holcomb, South $4^{\circ} 59' 22''$ East 715.13 feet to a point located 7.0' from corner in center of Fiddler's Creek; thence along the center of Fiddler's Creek, the following sixteen (16) bearing breaks: (1) South $66^{\circ} 57' 50''$ West 56.83 feet to a point not monumented; (2) South $56^{\circ} 34' 57''$ West 132.79 feet to a point not monumented; (3) South $72^{\circ} 55' 26''$ West 158.62 feet to a point not monumented; (4) South $46^{\circ} 46' 12''$ West 135.50 feet to a point not monumented; (5) South $47^{\circ} 12' 40''$ West 121.42 feet to a point not monumented; (6) North $73^{\circ} 43' 55''$ West 71.40 feet to a point not monumented; (7) South $41^{\circ} 21' 55''$ West 57.75 feet to a point not monumented; (8) North $82^{\circ} 33' 03''$ West 97.14 feet to a point not monumented; (9) North $89^{\circ} 03' 04''$ West 85.21 feet to a point not monumented; (10) North $88^{\circ} 55' 43''$ West 106.28 feet to a point not monumented; (11) South $86^{\circ} 58' 13''$ West 102.30 feet to a point not monumented; (12) North $80^{\circ} 51' 17''$ West 118.31 feet to a point not monumented; (13) North $54^{\circ} 37' 56''$ West 76.01 feet to a point not monumented; (14) South $73^{\circ} 41' 09''$ West 90.44 feet to a point not monumented; (15) North $81^{\circ} 16' 31''$ West 136.75 feet to a point not monumented; and (16) North $88^{\circ} 38' 52''$ West 128.86 feet to a point not monumented located in the southeastern line of property now or formerly Nolan Reid Real Estate (see Deed Book 1669, Page 1798, Forsyth County Registry); thence along the eastern line of property now or formerly Nolan Reid Real Estate, North $00^{\circ} 26' 26''$ East 867.68 feet to a pk nail set in asphalt located in the southern line of Baden Road; thence along the southern and eastern line of Baden Road, the following four (4) bearing breaks: (1) South $87^{\circ} 25' 03''$ East 29.71 feet to a monument; (2) North $00^{\circ} 30' 40''$ East 891.46 feet to a new

iron pipe; (3) North $01^{\circ} 09' 34''$ West 473.19 feet to a new iron pipe and (4) along a curve to the right having a radius of 129.73 feet and a chord bearing and distance of North $21^{\circ} 10' 00''$ East 98.56 feet to the POINT AND PLACE OF BEGINNING and containing 50.998 acres, more or less, as shown plat of survey entitled "Map of Northern Portion of Sink Estate" dated July 8, 2021, and prepared by David B. Coe, Coe Forestry & Surveying and as recorded in Plat Book 74, Page 56, Forsyth County Registry.