

2021066728 00158
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8712.00
PRESENTED & RECORDED
12/07/2021 01:41:43 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3661
PG: 161 - 165

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$8,712.00

Parcel ID: 6804-20-5086.00

Return to: Grantee

Prepared by: Mallory M. Oates, Bell, Davis & Pitt, P.A., 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: 1345 Jonestown Road, Winston-Salem

THIS DEED is made this 30th day of November 2021, by and between

GRANTOR

GRANTEE

Community Facilities, Inc., f/k/a DePaul Community Facilities, Inc., a New York not-for-profit corporation

Winston-Salem Propco, LLC, a North Carolina limited liability company

with a mailing address of:
1931 Buffalo Road
Rochester, NY 14624

with a mailing address of:
PO Box 2568
Hickory, NC 28603

Enter in the appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation, LLC, 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 (the "Property") situated in 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 was acquired by Grantor by instrument recorded in Book 2092, Page 1997, in the Office of the Register of Deeds of Forsyth County, North Carolina (the "Registry").

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

Submitted electronically by "Gallimore Levy Chrisawn Gallimore 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 Property, together with all of the improvements thereon, and all privileges and appurtenances thereto belonging to Grantee in fee simple.


And Grantor covenants with 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, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by this reference.

[Signature Page Follows]

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

Community Facilities, Inc., f/k/a DePaul Community Facilities, Inc.,
a New York not-for-profit corporation

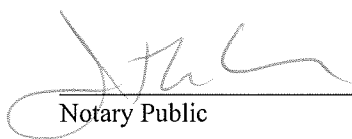
By: 
Name: Mark H. Fuller
Title: President

STATE OF NEW YORK
COUNTY OF MONROE

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Mark H. Fuller, President of Community Facilities, Inc., f/k/a DePaul Community Facilities, Inc., a New York not-for-profit corporation

This the 22nd day of October, 2021.


Notary Public

[Affix Notary Seal/Stamp]

JONATHAN S. PENNA
Notary Public, State of New York
Registration #: 02PE6092815
Qualified in Monroe County
Certificate Filed in Monroe County
Commission Expires: 05/27/2023

Print Name: Jonathan S. Penna

My Commission Expires: 5/27/2023

EXHIBIT A

Property Description

LYING AND BEING in the Township of Winston, County of Forsyth, State of North Carolina, and being more particularly described as follows:

TRACT 1:

Lying and being in Southfork Township, Forsyth County, North Carolina and BEGINNING at an existing iron pipe located in the Northern line of the property of Abiding Faith Evangelical Lutheran Church, now or formerly (Bk 1680, Page 2028, Forsyth County Registry; Tax Lot 25A of Tax Block 3899, Forsyth County Tax Records); the Southwest corner of the property of R.J. Shutt, Jr., now or formerly (Bk 822, Page 237, Forsyth County Registry; Tax Lot 7D of Tax Block 3899, Forsyth County Tax Records); running thence with the Northern line of Abiding Faith, North 88 deg. 57 min. 04 sec. West, crossing an iron placed at 656.01 feet a total distance of 661.13 feet to an iron pipe found in the Eastern right of way line of Jonestown Road; running thence North 88 deg. 57 min. 04 sec. West 19.85 feet to a point within the right of way of Jonestown Road; running thence North 17 deg. 42 min. 24 sec. East 360.45 feet to a point in the right of way of Jonestown Road; thence North 89 deg. 59 min. 11 sec. East 41.15 feet to an existing iron pipe in the Eastern right of way line of Jonestown Road; thence North 89 deg. 59 min. 11 sec. East, crossing an iron placed at 3.67 feet with the property line of Dewey C. Bodenhamer (Bk 1821, Page 3189, Forsyth County Registry, Tax Lot 9 of Tax Block 3899, Forsyth County Tax Office) a total distance of 548.82 feet to an iron found; thence along Shutt's line South 03 deg. 00 min. 42 sec. West 356.48 feet to the place of beginning containing 4.8341 acres more or less as shown on a plat prepared by Ronald G. Kale, R.L.S. dated 1/31/97 and updated 2/7/97. Being portion of Tax Lot 6 of Block 3899 Forsyth County Tax Maps.

TRACT 2:

Lying and being in Southfork Township of Forsyth County, N. C. and beginning at an iron found in the East right of way of Jonestown Road (SR 1122), said iron found being located at the Southwest corner of Tax Lot 6 of Block 3899 and being located at the Northwest corner of Tax Lot 25A of Block 3899, said iron found being the POINT OF BEGINNING; running thence with the common line between Tax Lot 6 of Block 3899 and Tax Lot 25A of Block 3899 South 88 deg. 57 min. 04 sec. East 5.12 feet to an iron placed, continuing thence with the common line between Tax Lot 6 and 25A of Block 3899 South 88 deg. 57 min. 04 sec. East 656.01 feet to an iron found at the common corner of Tax Lots 6, 7D and 25A of Block 3899; thence with a new line into Tax Lot 25A South 03 deg. 00 min. 42 sec. West 9.01 feet to an iron placed; thence with a new line North 88 deg. 57 min. 04 sec. West 664.05 feet to an iron placed on the East right of way line of Jonestown Road; thence with the East right of way line of Jonestown Road North 20 deg. 45 min. 48 sec. East 9.56 feet to an iron found at the point and place of BEGINNING. Being Tax Lot 25L of Block 3899 Forsyth County Tax Maps and containing 5.963 square feet as shown on a plat prepared by Ronald G. Kale, R.L.S. dated 1/31/97 and updated 2/7/97.

Save and excepted from the foregoing property is that portion lying within the Jonestown Road right of way and specifically that portion deeded to the City of Winston-Salem, N.C. for a new right of way as described in Deed Book 1935 Page 820 and containing 1,517 square feet.

EXHIBIT B

Permitted Exceptions

1. Ad valorem taxes for the year 2021 and each year subsequent thereto.
2. Exceptions or reservations of gas, oil and mineral rights.
3. Accretion, erosion, reliction, and avulsion associated with, and riparian rights of others incidental to, any creeks, streams, branches, or rivers coursing or forming any boundary to the property.
4. Easement(s) or right(s)-of-way in favor of Southern Public Utilities Company recorded in Book 323, Page 144, Forsyth County Registry.
5. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 539, Page 217; Book 585, Page 298; Book 751, Page 399; Book 1812, Page 2697, Forsyth County Registry shown on the Survey.
6. Time Warner Cable Service Agreement recorded in Book 1974, Page 2611, Forsyth County Registry.
7. Rights or claims of residents, under prior unrecorded written occupancy agreements, without options or rights to purchase with respect to the property.
8. Terms and conditions of, and rights of others in and to the use of the property subject to, the appurtenant easement(s) more particularly described in Exhibit A.
9. Use Restriction recorded in Book 2092, Page 1997, Forsyth County Registry. (as to Tract 2)
10. Matters as shown on PRELIMINARY survey by Ernest C. Drake, dated August 25, 2021, last revised October 26, 2021 (the "Survey") and any easement(s) or right(s)-of-way associated therewith, including the following: various utility lines with light poles, manholes, drainage inlets, clean outs, generator, transformer, gas meter, signs, water meter, fire hydrant, utility poles, overhead utility line, sanitary manholes, water utility vault, utility marker, cable box located on the property.