

2021067393 00252FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$227.00**

PRESENTED & RECORDED

12/09/2021 04:43:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3661**PG: 3833 - 3838****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$227.00
Parcel ID:	5883-95-4797 (Tract 2) and 5883-95-7564 (Tract 5)
Mail/Box to:	Grantee
Prepared by:	Brian T. Pearce (without title examination)
Brief description for the Index:	

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 8th day of December, 2021, by and between:

GRANTOR	GRANTEE
GCAM CLEMMONS LLC, a Delaware limited liability company 1140 Virginia Drive Fort Washington, PA 19034	CLEMMONS OREO FINANCE LLC 176 Mine Lake Ct., Suite 100 Raleigh, NC 27615

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Clemmons Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See attached **Exhibit A** incorporated herein.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3281 page 38.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

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TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall 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, and ad valorem taxes for the current year.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

GCAM CLEMMONS LLC,
a Delaware limited liability company

By: A. Janelle Turbe
Name: A. Janelle Turbe
Title: Authorized Representative

STATE OF Pennsylvania, COUNTY OF Montgomery

I Heather L McGill, a Notary of the above state and county, certify that A. Janelle Turbe, Authorized Representative personally appeared before me on the 8th day of December, 2021 acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any).

Affix Notary Seal/Stamp

Commonwealth of Pennsylvania - Notary Seal
HEATHER L MCGILL - Notary Public
Montgomery County
My Commission Expires Apr 15, 2024
Commission Number 1241168

Heather L McGill
Notary Public (Official Signature)
My commission expires: 4-15-24

Exhibit A to Special Warranty Deed**Legal Description****TRACT 2**

Being part of D.B. 3225 PG. 3488, Gibraltar Commercial IV, LLC. , Second Revision P.B. 47 PG. 120, as recorded in the Forsyth County Registry.

Beginning at a iron pipe in the western Right of Way Of Jesse Lane;
 thence along Jesse Lane S03°07'31"E a distance of 236.26', to a rebar;
 thence along Village Point Drive, with a curve turning to the left with an arc length of 306.89', with a radius of 385.00', with a chord bearing of S60°22'54"W, with a chord length of 298.83', to a rebar;
 thence S37°32'46"W a distance of 61.67', to a rebar;
 thence leaving said Right of Way, N16°57'56"E a distance of 110.26', to a rebar;
 thence N16°52'31"E a distance of 20.44', to a rebar;
 thence N00°40'25"E a distance of 4.52', to a rebar;
 thence N00°40'25"E a distance of 117.43', to a rebar;
 thence N32°44'06"W a distance of 47.53', to a rebar;
 thence N82°43'13"W a distance of 73.58', to a rebar;
 thence S46°23'52"W a distance of 53.41', to a rebar;
 thence S05°45'29"W a distance of 188.56', to a rebar;
 thence S14°47'36"E a distance of 45.26', to a rebar;
 thence S75°03'46"E a distance of 108.87', to a rebar in the western Right of Way of Village Point Drive;
 thence along S37°32'46"W a distance of 206.02';
 thence N01°45'45"E a distance of 481.17', to iron pipe;
 thence N04°56'28"E a distance of 117.54', to a iron pipe;
 thence S89°40'25"E a distance of 385.12'; which is the point of beginning,
 having an area of 110048.08square feet, 2.526 acres.

The above legal description of Tract 2 is a portion of the same property conveyed unto GCAM Clemmons LLC by instrument recorded in Book 3281, Page 038, Forsyth County Registry and is more particularly identified on that ALTA/ACSM Land Title Survey prepared by Sgroi Land Survey with a revised date of November 12, 2015 attached hereto on the following pages.

(PIN #5883-95-4797)

Tract 5
 Being All Of Tract 2b Clemmons Village Phase 1
 Second Revision PB. 47 PG. 120, as recorded the
 Forsyth County Registry.

Beginning at an Iron pipe in the southern Right of Way of Towncenter Drive, thence N86°52'29"E a distance of 118.44', to a P.K. nail; thence leaving said Right of Way, S03°07'45"E a distance of 265.28', to a iron pipe; thence S86°13'33"W a distance of 33.46', to iron pipe, in the northern Right of Way of Clemmons Point Drive; thence S86°13'33"W a distance of 100.00', to a iron pipe, in the eastern Right of Way of Jesse Lane; thence along said Right of Way, N03°07'31"W a distance of 251.80', to a iron pipe; thence N41°52'29"E a distance of 21.20'; which is the point of beginning, having an area of 35387.96square feet, 0.812 acres

The above legal description of Tract 5 is a portion of the same property conveyed unto GCAM Clemmons LLC by instrument recorded in Book 3281, Page 038, Forsyth County Registry and is more particularly identified on that ALTA/ACSM Land Title Survey prepared by Sgroi Land Survey with a revised date of November 12, 2015 attached hereto on the following pages.

(PIN #5883-95-7564)

