

**2021068722 00269**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$3400.00**  
 PRESENTED & RECORDED  
 12/16/2021 04:25:54 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA M THOMPSON  
 DPTY

**BK: RE 3663****PG: 2243 - 2250****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$3,400.00
Parcel ID:	See Exhibit "A" attached hereto
Mail/Box to:	Grantee
Prepared by:	Mallory M. Oates
Brief description for the Index:	Multiple parcels, Winston-Salem , Forsyth County, NC

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 16th day of December 2021, by and between:

GRANTOR	GRANTEE
Nance Building Company, a North Carolina corporation  PO Box 145 Clemmons, North Carolina 27012	CAPA Real Estate LLC, a South Carolina limited liability company

*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 Winston Township, Forsyth County, North Carolina and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

THE PROPERTY DESCRIBED HEREIN IS CONVEYED BY GRANTOR IN CONNECTION WITH ITS DISSOLUTION AND THE LIQUIDATION OF ITS ASSETS AND THE WINDING UP OF ITS CORPORATE AFFAIRS PURSUANT TO NORTH CAROLINA GENERAL STATUTE SECTION 55-14-05.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, page \_\_\_\_\_, Forsyth County Registry.

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

A map showing the Property is recorded in Plat Book \_\_\_\_\_, page \_\_\_\_\_, Forsyth County Registry.

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:

1. Ad valorem real property taxes for the current year and subsequent years.
2. Easements, restrictions and rights of way of record, if any.
3. Rights of parties in possession as tenants under unrecorded leases.
4. Matters which would be reflected on a current survey and/or an inspection of the property herein conveyed.

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

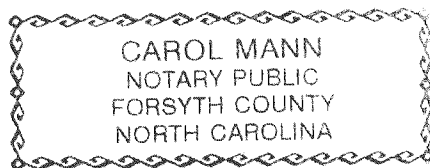
**Nance Building Company, a North Carolina corporation**

By: *Ernest T. Nance, Jr.*  
 Name: Ernest T. Nance, Jr.  
 Title: President

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I *Carol Mann*, a Notary of the above state and county of *Forsyth*, certify that the following person(s) personally appeared before me on the *15<sup>th</sup>* day of December 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): *Ernest T. Nance, Jr., President of Nance Building Company, a North Carolina corporation.*

Affix Notary Seal/Stamp



*Carol Mann*

Notary Public (Official Signature)

My commission expires: *2/27/2024*

**Exhibit "A"**  
**Property Description**

Parcel 1:        2317 Redbud Lane   Tax PIN 6816-59-2055.00

Being known and designated as Lot No. 58 as shown on the map of Polo Acres, as recorded in Plat Book 10, page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 2:        2321 Redbud Lane   Tax PIN 6816-59-1095.00

Being known and designated as Lot No. 59 as shown on the map of Polo Acres, as recorded in Plat Book 10, page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 3:        221 Euclid Street    Tax PIN 6816-58-6828.00

Being known and designated as Lots Nos. 110 and 109 as shown on the map of Polo Acres, as recorded in Plat Book 10, page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

**SAVE AND EXCEPT** that certain tract or parcel of land described in Deed recorded in Book 950 Page 480, Forsyth Country Registry.

Parcel 4:        154 Endsley Avenue   Tax PIN 6816-58-3390.00

Being Lot number 20 as shown on the Plat of Polo Acres, formerly Darby Heights, plats of which are duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Books 8, Page 176 and Plat Book 10, Page 55, reference to which plats is hereby made for a more particular and definite description.

Parcel 5:        145 Endsley Avenue   Tax PIN 6816-58-5289.00

Being known and designated as Lot No. 120, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 6:        2110 Jeffrey Lane   Tax        PIN 6816-67-0462.00

Beginning at an iron stake on the south side of Turner Street, said stake being 87.35 feet eastwardly from the south-east corner of Turner Street and Lancaster Street; running thence eastwardly along the south side of Turner Street 87.35 feet to an iron stake at the northeast corner of Lot No. 19: and of that same width, 87.35 feet, extending southwardly between

parallel lines parallel with Lancaster Street a distance of 160 feet; being known and designated as the east half of Lots Nos. 18 and 19, Clinard Oakes, as shown on map recorded in Plat Book 12, Page 53, in the Office of the Register of Deeds of Forsyth County, North Carolina. Subject to conditions and restrictions recorded in Book 614, Page 122.

Parcel 7: 152 Endsley Avenue Tax PIN 6816-58-3295.00

Being Lot No. 19 as shown on the Plat of Polo Acres, formerly Derby Heights, plats of which are duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, Page 55, reference to which plats is hereby made for a more particular and definite description.

Parcel 8: 141 Endsley Avenue Tax PIN 6816-58-5284.00

Being known and designated as Lot 121 as shown on plat of Polo Acres, formerly Derby Heights, plats of which are duly recorded in the Office of Register of Deeds of Forsyth County, North Carolina in Plat Book 8, Page 176 and Plat Book 10, Page 55 reference to which is hereby made for a more particular and definite description.

Parcel 9: 2201 Euclid Street Tax PIN 6816-58-7773.00

Being a lot fronting 75 feet on the south side of Fairview Street, and of that width, 75 feet, extending southwardly between parallel lines, along the west side of Austin Avenue, a distance of 110 feet; being known and designated as the East one-half of Lots Nos. 143 and 144, on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Parcel 10: 2224 S. Broad Street Tax PIN 6834-26-6551.00

Fronting 60 feet on the west side of South Broad Street, and being known and designated on Lot No. 9 as shown on the map of James-Conrad property known as "Southside", as recorded in Plat Book 2 at Page 84 in the office of the Register of Deeds of Forsyth County, N.C., SAVE AND EXCEPT the following:

Being at a point in the east line of Violet Street, and point being 3.7 feet southwardly from the northwest corner of Lot No. 9, running thence North 52 degrees 17 minutes East 3.7 feet to a point in the north line of Lot No. 9, said point being 5.3 feet eastwardly from the northwest corner of Lot No. 9; the above described being the center line of a 10-foot permanent easement to be retained by the City of Winston-Salem for the operation, maintenance and repairs to an existing sanitary sewer line.

Parcel 11: 776 Faircloth Avenue Tax PIN 6816-58-9725.00

Being known and designated as Lot No. 160, as shown on the map of Polo acres, as recorded in Plat Book 10, Page 55, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 12: 3803 Clinard Avenue Tax PIN 6833-16-2462.00

Being Lot # 94 as shown on the map of Williard Dale made by P.B. Marshall, C.E., and recorded in the office of the Register of Deeds of Forsyth County, N.C. in Plat Book 4, Page 165, and for a more particular description reference is hereby made to said map.

Parcel 13: 3405 Potomac Street Tax PIN 6833-08-6981.00

Beginning at an iron stake in the southeast intersection of Spring Avenue and Grove Park Street, running thence southwardly along the east line of Grove Park Street 70 feet to the corner of W.A. Flowers: running thence eastwardly along the line of said W.A. Flowers 150 feet to an iron stake in the northeast corner of W.A. Flowers: running thence northwardly 70 feet to an iron stake in the south margin of Spring Avenue: and running thence westwardly along the south margin of Spring Avenue 150 feet to the place of beginning, and being known and designated as all of Lot No. 72 and the north portion of 73 as shown on the map of Rosemont as recorded in Plat Book 4 at Page 106 in the Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more particular description.

Parcel 14: 2343 Redbud Lane Tax PIN 6816-49-9046.00

Being known and designated as Lot # 64 on the map of Polo Acres, formerly Darby Heights, plats of which are duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 8, Page 176 and Plat Book 10, Page 55, reference to said plats is hereby made for more particular and definite description.

For chain of title and restrictions see Deed Book 450, Page 69, and it is understood and agreed that this deed is subject to all conditions and restrictions as set forth in said deed.

Parcel 15: 3810 Clinard Avenue Tax PIN 6833-16-0382.00

Being that certain lot of land, together with the improvements thereon, located in Broadbay Township, Forsyth County, N.C. and known and designed as Lot No. 49 as shown on the Map of Williard Dale Development as made by P.B. Marshall, C.E. and recorded in the office of the Register of Deeds of Forsyth County, N.C. in Plat Book 4 at Page 165.

Parcel 16: 2333 Redbud Lane Tax PIN 6816-59-0046.00

BEING KNOWN AND DESIGNATED as Lot 62 as set out upon Map of Polo Acres, a plat of which is recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is made for a more full and complete description.

Parcel 17: 755 Faircloth Avenue Tax PIN 6816-58-7434.00

Being known and designated as Lot No. 138, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 18: 3812 Clinard Avenue Tax PIN 6833-16-0287.00

Being known and designated as Lot No. 48 as shown on the map of Williard Dale. As recorded in Plat Book 4, Page 165, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 19: 735 Faircloth Avenue Tax PIN 6816-58-7159.00

Being known and designated as Lot 133 on Plat of Polo Acres, formerly Derby Heights plats of which are duly recorded in the office of the Register of Deeds of Forsyth County in Plat Book 8, Page 176 and in Plat Book 10, Page 55 reference to which plats is hereby made for a more particular description.

Parcel 20: 736 Faircloth Avenue Tax PIN 6816-58-9224.00

Being known and designated as Lot 170, as shown on the map of "Polo Acres", which said map is recorded in the Office of the Register of Deeds of Forsyth County, N.C., In Plat Book 10, Page 55, to which reference is made for a complete and accurate description.

Parcel 21: 740 Faircloth Avenue Tax PIN 6816-58-9229.00

Being known and designated as Lot No. 169, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the register of Deeds in Forsyth County, North Carolina to which map reference in hereby made for a more definite and particular description.

Parcel 22: 743 Faircloth Avenue Tax PIN 6816-58-7239.00

Being known and designated as Lot No. 135, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 23: 744 Faircloth Avenue Tax PIN 6816-58-9324.00

Being known and designated as Lot 168, as shown on the map of "Polo Acres", which said map is recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 10, Page 55, to which reference is made for a complete and accurate description.

Parcel 24: 776 Faircloth Avenue Tax PIN 6816-58-9725.00

Being known and designated as lot No. 160, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 25: 751 Faircloth Avenue Tax PIN 6816-58-7339.00

Being known and designated as Lot No. 137, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 26: 747 Faircloth Avenue Tax PIN 6816-58-7334.00

Being known and designated as Lot No. 136, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 27: 5471 Robinhood Road Tax PIN 5896-46-6494.00

Lying and being West of the City of Winston-Salem, N.C. in Vienna Township, and being known and designated as Lot No. 6 on the map of J. F. Henning Property. See map of same recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Plat Book 10, Page 68.

Said Lot fronts on Robinhood Road Extension 79.96 feet and extends back between parallel lines 276.5 feet and being 79.96 feet in width on rear line.

Parcel 28: 837 E. Devonshire Street Tax PIN 6834-95-2597.00

**Tract One:**

**BEGINNING** at a point in the northern line of East Devonshire Street 150 feet west from the intersection of the northern line of East Devonshire Street and the western line of Burgandy Street (f/k/a Francis Street, also f/k/a Dean Street); running thence eastwardly along the northern line of East Devonshire Street 50 feet to a point, running thence northwardly and parallel with Burgandy Street 150 feet to a point in the southern line of an old alley, running thence westwardly with the line of the old alley, and parallel with East Devonshire Street, 50 feet to a point in the southern line of said old alley, and running thence southwardly and parallel with Burgandy Street 150 feet to a point in the northern line of East Devonshire Street, said point being the point of beginning.

The above described property is also known as Lot 111, Tax Block 742, Winston Township, Forsyth County, North Carolina.

**Tract Two:**

**BEGINNING** at the northwestern corner of Lot 111, Tax Block 742, Winston Township, Forsyth County, running thence eastwardly along the northern line of said Lot 111 50 feet to the northeastern corner of said Lot 111, running thence northwardly and parallel with Burgandy Street 7.5 feet to a point located in the former centerline of an old unnamed 15' alley, now closed; running thence westwardly with the centerline of the old alley, and parallel with Sprague Street and East Devonshire Street, 50 feet to a point still on the former centerline of said old, now closed, alley; and running thence southwardly and parallel with Burgandy Street 7.5 feet to the northwestern corner of Lot 111, Tax Block 742, Winston Township, Forsyth County, said point being the point of beginning.

The above described property is a 7.5' by 50' strip of land lying immediately to the north of Lot 111, Tax Block 742, Winston Township, Forsyth County, North Carolina, which strip was once part of an unnamed 15' alleyway, a portion of which is now closed by Resolution of the Board of Aldermen of the City of Winston-Salem, NC. See Book 1903, Page 0305, Forsyth County Registry.