



2021070980 00225

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1700.00

PRESENTED & RECORDED:
12-30-2021 12:02:02 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3666
PG: 1924-1931

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$1,700.00

Tax Parcel Numbers: 6834-65-0932.000; 6826-80-3871.000; 6826-84-3307.000; 6826-84-3402.000; 6826-90-4052.000; 6826-90-7325.000; 6826-91-3066.000; 6826-91-3422.000; 6834-19-8294.000; 6834-65-0984.000; 6834-84-6246.000; 6834-84-6363.000; 6834-85-2171.000; 6834-90-6231.000; 6834-90-7308.000; 6834-94-3947.000; 6834-94-5935.000; 6835-66-4708.000; 6836-04-3639.000; 6836-21-5979.000; 6836-22-5059.000; 6836-22-6079.000; 6836-92-5814.000; 6845-48-7257.000; 6846-70-3813.000; & 6846-70-5809.000

This instrument was prepared by Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Return to: Bell Davis & Pitt, 100 N Cherry Street, Suite 600, Winston-Salem, NC 27101

Mail Tax Bill to: 101 E. Washington Street, Suite 300, Greenville, SC 29601

Brief description for the Index: Multiple Tracts

THIS DEED made this 29th day of December, 2021 by and between

GRANTOR	GRANTEE
EPIC INVESTMENTS, LLC, a North Carolina limited liability company	CAPA REAL ESTATE LLC, a South Carolina limited liability company
PO Box 1977 Sarasota, FL 34230-0113	101 E. Washington Street, Suite 300 Greenville, SC 29601

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

Original to: Chen William

See Exhibit "A" attached hereto and incorporated herein by reference.

The above referenced legal description does not include the primary residence of Grantor.

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 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, other than the following exceptions: this conveyance is made subject to all restrictive covenants, easements and restrictions of record affecting the title to said real estate.

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

EPIC INVESTMENTS, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)
SANDRA L. FERRELL, Manager

STATE OF FLORIDA

COUNTY OF Sarasota

I, Vida Bistline, a Notary Public of the County of Sarasota and State of Florida, certify that Sandra L. Ferrell, either being personally known to me or proven by satisfactory evidence (said evidence being FLDL), who is the Manager of EPIC INVESTMENTS, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged that she is Manager of EPIC INVESTMENTS, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 29 day of December, 2021.

Vida Bistline
Notary Public
Notary Name: Vida Bistline
My Commission Expires: May, 31, 2025

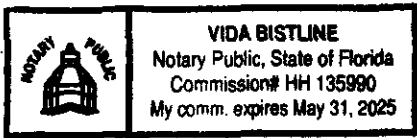


EXHIBIT "A"
PROPERTY DESCRIPTION

Parcel 1: 2036 Thurmond Street

BEING KNOWN AND DESIGNATED fronting fifty (50) feet on the West side of Thurmond Street and of the same width extending Westwardly between parallel lines one-hundred fifty (150) feet, and BEING KNOWN AND DESIGNATED as Lot No. 8, as shown on the map of Wat-Hanlon Property, as recorded in Plat Book 6, Page 207, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 2: 1018 Rundell Street

BEING KNOWN AS DESIGNATED as lot number sixteen (16) in Block "C" as shown on map of Carver Crest, surveyed and platted by J.E. Ellerbe, C.E., in November, 1944, and recorded in Plat Book 10, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 3: 1101 Rundell Street

BEING KNOWN AND DESIGNATED as Lot Nos. Eight (8) and Nine (9), in Block "C" as shown on map of Carver Crest, surveyed and platted by J.E. Ellerbe, C.E., in November, 1944, and recorded in Plat Book 10, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 4: 842 W. 12th Street

BEING KNOWN AND DESIGNATED as Lot 25, as shown on a plat of Roosevelt Annex as recorded in Plat Book 1, at Page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Parcel 5: 942 Ferndale Avenue

BEING KNOWN AND DESIGNATED as Lot Nos. 14, 15, 16 and 17, Block "B" as shown on the Plat of the J.R. Thomas Subdivision of Block "H" of E.B. Cassell Farm as shown on map recorded in Plat Book 4, Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 6: 908 Goldfloss Street

BEING KNOWN AND DESIGNATED as Lying on the South side of Goldfloss Street beginning at a point, Harper Teagues Northeast corner, which is 96 feet Eastward from the Southeast intersection of Goldfloss Street with Dean Street; running thence along Goldfloss Street 50 feet and of that width extending Southward at right angled to Goldfloss Street 150 feet to an alley.

Parcel 7: 126 N.E. 14th Street

BEGINNING at the southwest intersection of Fourteenth Street and Chestnut Street, being the old northeast corner of Lot No. 38 of the Berry Survey and running thence westwardly with the south side of Fourteenth Street, 40 feet to a new corner, thence a new line southwardly and parallel with the west side of Chestnut Street 100 feet to a new corner in the old North line of Lot No. 39 of the Berry survey, thence eastwardly with

the North line of Lot No. 39 of said Berry survey, 40 feet to the west side of Chestnut Street, thence northwardly with the West side of Chestnut Street, 100 feet to the place of BEGINNING, being approximately the eastern one quarter of Lot No. 38 of the Berry survey, being that property described in the deed recorded in Deed Book 717, Page 272, in the Office of the Register of Deeds of Forsyth County.

Parcel 8: 124 N.E. 14th Street

BEGINNING at the Southeast intersection of North Main Street and 14th Street, and running thence with Main Street Southwardly 60 feet to a new corner; thence a new line Eastwardly and parallel with 14th Street, approximately 72 feet to the property of Southern Railroad Company; thence with Southern Railroad Company Southwardly approximately 40 feet to a point in the North line of Lot No. 6 of the Berry survey; thence with the North line of said Lot No. 6 and falling in with the North line of Lot No. 39 Eastwardly and parallel with 14th Street 309 feet to a new corner in the old South line of Lot No. 38 of the Berry survey; thence a new line Northwardly and parallel with the West side of Chestnut Street 100 feet to a new corner on the South side of 14th Street; thence Westwardly with the South side of 14th Street, 382 feet to the place of BEGINNING, being a part of Lot No. 7 and a part of Lot No. 38 of the Berry Survey.

Parcel 9: 3666 Old Greensboro Road

BEING KNOWN AND DESIGNATED as Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

SUBJECT TO an easement for egress, ingress and regress described as follows: BEGINNING at an iron located in the South margin of the right-of-way for Denver Street (50 foot public right-of way), said iron also being located in the Northeast corner of Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 of the Forsyth County Registry, thence from said iron South 44 degrees 15 minutes West 41.43 feet to an iron located

in the Southeast corner of Lot 41 Northeast corner of Lot 42 of said plat; thence with the South line of Lot 41 North 44 degrees 15 minutes East 49.09 feet to an iron in the South right-of-way of Denver Street: thence on a curve to the right with the South right-of-way of Denver Street a chord bearing and distance of South 29 degrees 15 minutes 14 seconds East 27.12 feet to an iron the POINT AND PLACE OF BEGINNING. For a more particular description reference is hereby made to the survey for Louis B. Baldwin, Jr. Dated April 7, 1997 by Thomas A. Riccio, R.L.S., and being drawing number 97112. Reference to said survey is hereby made for a more particular description.

Parcel 10: 1350 Chestnut Street

Tract 1

BEING a lot fronting 100 feet on the West side of Chestnut Street, and of that width extending Westwardly along the North line of the present Turner-White Casket Company property a distance of 211 feet; being known as Lot 39 as shown on the map of A.E. Berry Lands as recorded in Deed Book 30, Page 372, 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.

Tract 2

BEING a strip of land located between the West line of Lot No. 39 on map of A.E. Berry Lands, recorded in Deed Book 30, Page 372, and the East right of way line of the Southern Railroad Tract, said strip being approximately 100 feet long and being about 10 feet across the South line and approximately 15 or 20 feet across the North line; and being all of that portion of Lot No. 6 on map of A.E. Berry Lands which is located

East of the railroad right of way as shown on map recorded in Deed Book 30, Page 372, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 3

BEGINNING at an iron stake in the West line of Chestnut Street, the northeast corner of Lot No. 40 on map of Berry Land (Plat Book 8, Page 8), and the northeast corner of Turner-White Casket Company property; running thence South with the west line of the street 7.8 feet to a point; and of that width, 7.8 feet, extending westwardly between parallel lines a distance of 231 feet more or less to the east right of way line of the Southern Railroad Company; being a strip 7.8 feet wide off all the extreme north end of the Turner-White Casket Company. (The North line of said strip being the same as the north line of Lot No. 40 on said map of Berry Lands and the north line of that part of said Lot No. 5 of Berry Lands which is east of the railroad right of way.)

Parcel 11: 720 Gold floss Street

BEING KNOWN AND DESIGNATED as Lot No. 6, as shown on the map of Wachovia Development Company, as recorded in Plat Book 41, Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Said plat is also recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina and also known as 720 Goldfloss Street, Winston-Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot No. 006, Block 0763.

Parcel 12: 408/412 Devonshire Street

BEING KNOWN AND DESIGNATED as Lots 5 & 7, Block 56, as shown on the Map of the Winston-Salem Land and Improvement Company as shown on map originally recorded in Book 40, Page 395, and subsequently recorded in Plat Book 4, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more complete description. Property Address: 408 and 412 Devonshire Street.

Parcel 13: 844 Goldfloss Street

BEING KNOWN AND DESIGNATED as Lot No. 46, as shown on the plat of F.M. Hahn Property, as recorded in Plat Book 7, Page 21, in the Office of the Register of Deeds of Forsyth County, North Carolina and Being a lot 150 feet by 50 feet and also known as 844 Goldfloss Street, Winston-Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot No. 046, Block 0760.

Parcel 14: 1001 Row Street

Being Lot #38, as shown on the Subdivision Chatham Heights, made by J.M. Franklin, Engineer, dated August 12, 1944, which is of record in the Public Registry of Forsyth County, North Carolina in Plat Book 10, Page 160 (2 sheets) to which reference is made for a more particular description of said property.

Parcel 15: 2028 Thurmond Street

BEING KNOWN AND DESIGNATED as Lot 9 as shown on a map of WATHANLON as recorded in Plat Book 6, Page 207 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

Parcel 16: 3654 Denver Street

BEING KNOWN AND DESIGNATED as Lot B as shown on the map of Sam Fulp Property as recorded in Plat Book 5, Page 95, Forsyth County Registry, to which map reference is hereby made for a more particular description. For back title see Deeds recorded in Deed Book 751, Page 333, Deed Book 973, Page 307, and Deed Book 1582, Page 0351, Forsyth County Registry. Property Address: 3654 Denver Street.

Parcel 17: 246 Bond Street

BEING KNOWN AND DESIGNATED as Lot No. 8, Block 28 of said Winston Land and Investment Company Property, as recorded in Plat Book 4, Page 147(3), and being the identical property described in Torrens Systems and Land Registration, as per certificate signed by J. M. Lentz, Register of Deeds and recorded in Book 1, Page 76, with Deed from May D. Ratledge and husband, dated September, 1945 and recorded in Book 1, Page 76.

Parcel 18: 424 Cadillac StreetTract 1

BEGINNING at a stake on the west side of Cadillac Street corner of Lot No. 114, and running thence Westwardly 200 feet to a stake in Weir's line; thence Southwardly along his line 50 feet to a stake; thence Eastwardly 200 feet to a stake in Cadillac Street; thence Northwardly along Cadillac Street 50 feet to the PLACE OF BEGINNING. For a more particular description Lot No. 113, Motor Heights, recorded in Plat Book 1, Page 98, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 2

Situated 3 miles East of Winston-Salem, North Carolina and near the Belews Creek Road; BEGINNING at a stone on the west side of Cadillac Street J.R. Vernon's corner; thence Southwardly along Cadillac Street 50 feet to a stake; thence Westwardly 200 feet to Weir's line; thence Northwardly 50 feet to a stake in J.R. Vernon's corner; thence Eastwardly along the back line of J.R. Vernon's Lots 200 feet to the PLACE OF BEGINNING, being a lot 50 X 200 feet. For a more particular description, see Lot No. 114 of Motor Heights, Recorded in Plat Book 1, Page 98, in the Office on the Register of Deeds of Forsyth County, North Carolina. Property Address: 424 Cadillac Street.

Parcel 19: 947 Ferndale AvenueTRACT 1:

BEING all of Lots 25 and 26, Block "A" of the J.R. Thomas Subdivision of Block "H" of the E.B. Cassell Farm as shown by maps recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Plat Book 4, Page 15, also see plat of Cassell Farm Plat Book 3, Page 84-A.

TRACT 2:

Being all of Lots 23, 24, 74 and 75 Block "A" of the J.R. Thomas Subdivision of Block "H" of the E.B. Cassell Farm, as shown by map recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, Plat Book 4, Page 15, also see Cassell Farm Property Plat Book 3, Page 84-A.

SUBJECT TO the Right-of-Way Agreement to the City of Winston-Salem for Ferndale Street as recorded in Book 1333, Page 1217, Forsyth County Registry affecting Lots 23, 24, 25 and 26.

TRACT 3:

BEING a strip running along the entire Northern line of Tract 2 to the former center line of Cassell Street. [See Resolution ordering the closing of a portion of Cassell Street recorded at Book 2589, Page 2406.]

Parcel 20: 1210 E. Second Street

BEGINNING at an iron stake on the south side of East Second Street Fifty feet east of corner of Oakland Avenue and Second Street and running thence Southwardly parallel with Oakland Avenue Eight-one and 3/10 feet to a stake in the line of the Fogle lands. Thence eastwardly along said line One Hundred feet to an iron stake, corner of E.L. Leinback. Thence northwardly along said Leinback line, Eighty feet to a stake on Second Street. Thence Westwardly along Second Street One Hundred feet to the PLACE OF BEGINNING.

Being a part of each of the original lots #432-433-434 and 435 as shown on plat of Winston Development Co. Property as recorded in Book 86, Page 44 in the office of the Register of Deeds of Forsyth County, North Carolina.

SAVE AND EXCEPT that part of the above described property conveyed to Dr. S.D. Craig by deed dated July 14, 1919, and duly recorded in Book 170, Page 244, in the office of the Register of Deeds of Forsyth County.

Parcel 21: 2701 Urban Street

BEGINNING at an iron stake at the Southeast intersection of Urban Street and Glencoe Street, and running thence Eastwardly along the South line of Glencoe Street 100 feet to an iron stake, the Northwest corner of Lot No. 3 in Block 15, as shown on the Plat of property of the Wachovia Development Company, as recorded in Plat Book 41, Page 115; running thence Southwardly along the West line of said Lot No. 3, in Block 15, 50 feet to an iron stake, corner of S.O. Hinkle; running thence Eastwardly along the North line of said S.O. Hinkle, 100 feet to an iron stake in the East side of Urban Street, and running thence Northwardly along the East side of Urban Street 50 feet to the place of BEGINNING, and Being the Northern one third (1/3) of Lot Nos. 1 and 2 as shown on the Plat recorded in Book 41, Page 115. See Will of Rev. Pinkney Joyce recorded in Book 132, Page 2704, in the Office of the Clerk of Superior Court of Forsyth County. Being also known as 2701 Urban Street, Winston-Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot Nos. 001A and 002A; Block 0814.

Parcel 22: 324 W. Twenty Third Street

Lying on the South Side of West 23rd Street and BEGINNING at a stake 100 feet East of the Southeast intersection of West 23rd Street with Pittsburg Avenue, and running thence Eastwardly along the South side of 23rd Street, 40 feet to a stake, the Northwest corner of Lot 18; thence Southwardly 126 feet to a stake, the Southwest corner of Lot 18; thence Westwardly 40 feet to a stake; thence Northwardly 126 feet to a stake on the South side of West 23rd Street to the place of BEGINNING.

The above lot is the eastern portion of Lot 17 as shown on the map of Congress Heights, said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, Book 3, Page 68.

Parcel 23: 1000 W. 13th Street / 1004 W. 13th Street

Tract No. 1: BEGINNING at an iron stake, being the Northeast corner of Lot No. 20 as shown on the plat of Lake Best recorded in Plat Book 8, Page 43; running thence South 1° 4' West 120 feet to an old iron; thence North 88° 52' West 70 feet to an old iron; thence North 1° 4' East 120 feet to an iron on the south side of 13th

Street; thence with the south side of 13th Street, South 88° 52' East 70 feet to the point and place of BEGINNING. Said property being Lot No. 20 and the eastern 20 feet of Lot No. 21 on the map of the Lake Best recorded in Plat Book 8, Page 43.

Parcel 24: 2014 Dellabrook Drive

BEING KNOWN AND DESIGNATED as Lot No. 106 as shown on the map of Overbrook recorded in Plat Book 1, Page 5-A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 25: 2705 Urban Street and 2711-2713 Urban Street

BEGINNING at an iron stake on the East side of Urban Street, said stake being distant South 11 degrees 20 minutes West 50 feet from the Southeast intersection of Glencoe Street and Urban Street, and runs thence along the East side of Urban Street South 11 degrees 20 minutes West 100 feet to an iron stake at a 15 foot alley; running thence Eastwardly along the North side of said alley 100 feet to an iron stake, corner of Lot No. 3, Block 15; running thence Northwardly along the line of Lot No. 3, Block 15, 100 feet to an iron stake; running thence Westwardly parallel with the South side of Glencoe Street 100 feet to an iron stake in the East side of Urban Street, the place of BEGINNING. The same two-thirds (2/3) of Lot Nos. 1 and 2, Block 15, as shown on the map of Wachovia Development Company, as recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being also known as 2705 Urban Street, Winston-Salem, North Carolina and 2711-2713 Urban Street, Winston- Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot Nos. 001B and 002B; Block 0814.