

**2022030536 00143**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$27730.00**

PRESENTED & RECORDED  
 06/28/2022 02:20:03 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3703**  
**PG: 3407 - 3411**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

**Drawn by:** Jodi D. Hildebran, Esq.  
**Return to:** Grantee

**Excise Tax:** \$ 27,730.00  
**Tax Lot No:** 112-A, Block 3930  
**PIN:** 6813-04-3730.000  
**Street Address:** 3946 & 3948 Westpoint Blvd., Winston-Salem, NC

<p><b>THIS SPECIAL WARRANTY DEED</b> made this <u>28th</u> day of <u>June</u>, 2022, by and between:</p>	
<p><b>GRANTOR</b></p> <p><b>WRIGHT INVESTMENTS, LLC</b>                  a North Carolina limited liability company                  whose mailing address is:</p> <p>630 Nokomis Court                  Winston-Salem, NC 27106</p>	<p><b>GRANTEE</b></p> <p><b>DOGWOOD HOLDINGS II PROPCO NC, LLC</b>                  a Delaware limited liability company                  whose mailing address is:</p> <p>345 California St, Suite 3300                  San Francisco, CA 94104</p>

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 Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described on **EXHIBIT A** attached hereto and made a part hereof by reference (the "Property").

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1951, Page 110, Forsyth County Public Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but not otherwise, except for the exceptions listed on **EXHIBIT B** attached hereto and incorporated herein by reference.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has signed this instrument on the day and year first above written.

WRIGHT INVESTMENTS, LLC,  
a North Carolina limited liability company

By: [Signature]  
Name: ANDREW S. WRIGHT, III  
Title: MEMBER/MANAGER

STATE OF

COUNTY OF

I certify that the foregoing person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose stated therein and in the capacity indicated: Member/Manager.

Date: June 22, 2022

Deborah B. Langley  
Notary Public  
Printed/Typed Name: Deborah B. Langley

My Commission Expires: October 22, 2022

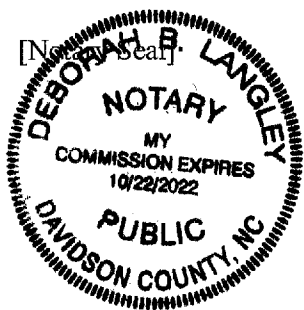


EXHIBIT A  
(to Special Warranty Deed)

LEGAL DESCRIPTION

Being known and designated as Lot No. 112A as shown on a plat entitled, "West Point Business Center, Section Seven" as recorded in Plat Book 39 at page 169 in the office of the Register of Deeds of Forsyth County, North Carolina (the "Plat"), reference to which is hereby made for a more particular description.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easements and any other facts as shown on plat recorded in Plat Book 39, Page 169, Forsyth County Registry.
2. Easement to Duke Power recorded in Book 1667, Page 2769, Forsyth County Registry.
3. Easement to Duke Power recorded in Book 1669, Page 2491, Forsyth County Registry.
4. Easement to Duke Power recorded in Book 1673, Page 2715, Forsyth County Registry.
5. Easement to Southern Bell Telephone & Telegraph Company recorded in Book 1687, Page 1250, Forsyth County Registry.
6. Easement twenty (20) feet in width along the western line of subject property as shown on survey entitled "Space Savers Properties, LLC" by Allied Land Surveying Company dated September 30, 1996, and last revised June 10, 1997.
7. Terms, provisions, covenants, conditions, easements and restrictions as provided in North Carolina General Warranty Deed, recorded in Book 1951, Page 110, Forsyth County Registry.
8. Easement to Duke Power recorded in Book 3669, Page 3546, Forsyth County Registry.