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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/17/2022 02:26:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3713
PG: 109 - 115

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	NTC
Parcel ID:	See Exhibit "A" attached hereto
Mail/Box to:	GRANTEE
Prepared by:	Mallory M. Oates, Bell, Davis & Pitt, P.A.
Brief description for the Index:	

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 17th day of August, 2022, by and between:

GRANTOR	GRANTEE
Sullivan Street Partners, LLC, a South Carolina limited liability company 101 E. Washington Street, Suite 400 Greenville, SC 29601	Sullivan Street Winston, LLC, a Delaware limited liability company 101 E. Washington Street, Suite 400 Greenville, SC 29601

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

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3542, Page 1155, Forsyth County Registry.

A map showing the Property is recorded in Plat Book _____, Pages _____, Forsyth County Registry.

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

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 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.

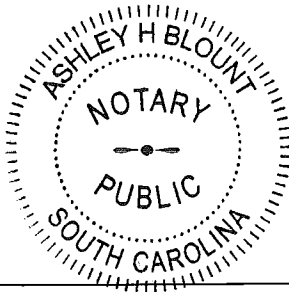
**Sullivan Street Partners, LLC, a South Carolina
limited liability company**

By: [Signature] (SEAL)
Name: Jacob Van Gieson
Title: Member/Manager

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

I Ashley Blount, a Notary of the above state and county of Greenville, certify that the following person(s) personally appeared before me on the 8 day of August, 2022, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Jacob Van Gieson, Member/Manager of Sullivan Street Partners, LLC, a South Carolina limited liability company*


Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: 9/22/2027

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

**Sullivan Street Partners, LLC, a South Carolina
limited liability company**

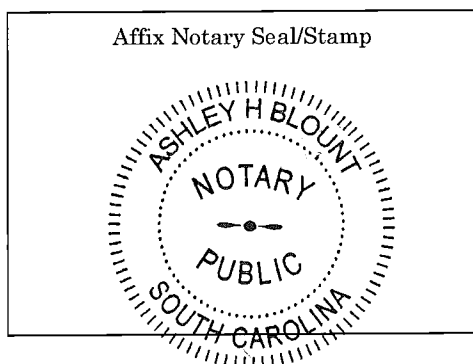
By:  (SEAL)

Name: Philip Gaston Albergotti

Title: Member/Manager

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

I Ashley Blount, a Notary of the above state and county of Greenville, certify that the following person(s) personally appeared before me on the 10 day of August, 2022, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: *Philip Gaston Albergotti, Member/Manager of Sullivan Street Partners, LLC, a South Carolina limited liability company*



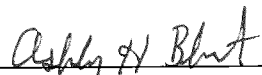

Notary Public (Official Signature)
My commission expires: 9/22/2027

EXHIBIT "A"**Legal Description****TRACT 1- 1461 DOUGLAS STREET, WINSTON-SALEM, NC 27105 (PIN 6846-12-4790)**

BEING KNOWN AND DESIGNATED as Lot 238 as shown on Map of East 14th Street Development, as recorded in Plat Book 2, Page 32A, 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.

TRACT 2 – [INTENTIONALLY DELETED]**TRACT 3 - 207 CLAYTON STREET, WINSTON-SALEM, NC 27105 (PIN 6837-13-0013)**

BEING KNOWN AND DESIGNATED as Lot 74, as shown on the Map of Forest Hill, Section No. 1, as recorded in Plat Book 4, page 126, 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.

TRACT 4 - 312 MOTOR ROAD, WINSTON-SALEM, NC 27105 (PIN 6827-97-9619)

Lot No. 9 west of Lick Fork Creek, part of R.L. Jenkins property, deceased. Beginning in center of Motor Road, C.J. Fishel's corner, running north 46 degrees west 209 feet to a branch; thence up branch south 63 degrees west 100 feet to an iron stake in Sizemore's corner; thence south with Sizemore's line 46 degrees east 233 feet to center of Motor Road, down Motor Road 100 feet to place of beginning, containing 51/100 acres, more or less.

TRACT 5 - 163 CLAYTON STREET, WINSTON-SALEM, NC 27105 (PIN 6837-03-4576)

BEING KNOWN AND DESIGNATED as Lots 35, 36 and 37 as shown on the map of The Pines, as recorded in Plat Book 10, Page 52, 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.

TRACT -6 - 4416 CARRIE AVENUE, WINSTON-SALEM, NC 27105 (PIN 6837-56-6305)

BEGINNING at an existing iron pipe, said iron pipe being located in the north-east corner of Lot 419 as shown on the Map of "Montview", Plat Book 1, Page 108, said plat being recorded in the Office of the Register of Deeds, Forsyth County; thence from said point of Beginning North 87° 47' East 86.63 feet to an iron pipe, said iron pipe being located in the Western right of way line of Carrie Avenue; thence with said right of way line South 00° 44' 10" East 123.88 feet to an existing iron pipe; thence South 88° 50' West 87.05 feet to an existing iron pipe; thence North 00° 31' 45" West 122.32 feet to the point and place of Beginning. The above described tract containing 0.254 acres, more or less, and being in accordance with a survey prepared by Richard Parks Bennett, R.L.S., dated August 16, 1989, and bearing job No. 4354.

TRACT 7 – 816 EFIRD STREET, WINSTON-SALEM, NC 27105 (PIN 6837-62-3992)

BEING KNOWN AND DESIGNATED as Lot 89 as shown on the map of Montview, as recorded in Plat Book 1, Page 106, 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.

TRACT 8 – [INTENTIONALLY DELETED]**TRACT 9 - 1639 ASHLEY SCHOOL CIRCLE, WINSTON-SALEM, NC 27105 (PIN 6836-84-6254)**

BEING KNOWN AND DESIGNATED as Lot 190 as shown on map of Park place, as recorded in Plat Book 1, Page 20, 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.

TRACT 10 – 715 NEWTON STREET, WINSTON-SALEM, NC 27105 (PIN 6837-55-8276)

BEING KNOWN AND DESIGNATED as Lot 453 as shown on the map of Montview, as recorded in plat book 1, page 106, in the office of the Register of Deeds for Forsyth County, North Carolina, reference to which plat is hereby made for a more particular reference.

TRACT 11 - 2923 and 2927 OLD GREENSBORO ROAD, WINSTON-SALEM, NC 27101 (PIN 6845-38-9132)

BEING KNOWN AND DESIGNATED as Lots 1, 2, 3, 4 and 5 as shown on the Map of Sam Fulp Property No. 2, as recorded in Plat Book 11, Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

TRACT 12 – [INTENTIONALLY DELETED]**TRACT 13 - 2710 KILKARE AVENUE, WINSTON-SALEM, NC 27105 (PIN 6836-16-5360)**

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the Map of H. Kapp Ogburn Jr., as recorded in Plat Book 19, Page 11, 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.

TRACT 14 - 4151 SHERATON STREET and 4115 SHERATON STREET, WINSTON-SALEM, NC 27105 (PIN 6837-34-4144)**Tract 1**

BEGINNING at an iron stake in the East right-of-way line of Sharaton Street, formerly Tally Street, said beginning stake being at the southwest corner of Lot No. 1 Block H, on the map of Tallywood as recorded in Plat Book 4 Page 160, Public Registry, Forsyth County, North Carolina; running thence with the South line of said Lot No. 1 eastwardly 150 feet to an iron stake, the southeast corner of said Lot No. 1 in the West line of Lot No. 28 Block B; running thence with the West Line of Lots in Block B southwardly 282.6 feet more or less to an iron stake, the northeast corner of Lot No. 1 Block B, on said map of Tallywood; running thence with the North line of said Lot No. 1 westwardly 149.5 feet more or less to an iron stake in the East right-of-way line of Sheraton Street, said stake being at the northwest corner of said Lot No. 1 Block B; running thence with the East right-of-way line of the Street northwardly 282.6 feet more or less to the beginning; being 94/100 acre more or less and being an unencumbered Tract on the map of Tallywood as recorded in Plat Book 4 page 160 (2), in the office of the Register of Deeds of Forsyth County, North Carolina; and being sometimes designated as Lot No. 201 1686, Winston Township, on the Forsyth County Tax Map.

SAVE AND EXCEPT the northeast corner of the above-described property which lies within the right of way of Highway 52.

Tract 2

Lots 1 and 2, Block H in the Tallywood subdivision as shown by Plat filed at page 160, book 4 in the office of the Forsyth County Register of Deeds. Part of these lots is encumbered with an easement in favor of

the State Highway Commission recorded in deeds book 358, page 460. The part of lots 1 and 2 not encumbered by said easement is also known as lots 15 and 25, block 1586 of the Forsyth County Tax Maps, and the part of lots 1 and 2 that is encumbered by said easement is also known as lots 1A and 2A of Forsyth County Tax Maps.

Tract 3

BEGINNING at a stake, corner common to the Porter (now or formerly) property and T.H. Caudle (now or formerly) in the western right-of-way line of Tally Street, and running thence, with the said right-of-way line of the said street, northwardly 50 feet to a stake, corner to property formerly of Chap Keith, thence north 87 deg, 32 min east 23.01 feet to a stake in the western right-of-way line of Highway 52, thence southwardly, with the northwestern right-of-way line of the said Highway, 65.16 feet to a stake in the north line of property of T.H. Caudle (now or formerly), thence south 87 deg. 32 min., west with the line of Caudle (now or formerly) 67.32 feet to the beginning.

Being western part of lots 3 and 4, block H "Tallywood" plat of which is recorded in plat book 4 page 160, Forsyth County Registry, and reference to which plat is hereby made for a more particular description

TRACT 15 - 4955 DELAND STREET, WINSTON-SALEM, NC 27106 (PIN 6827-38-7877)

BEING KNOWN AND DESIGNATED as Lot 16, Block 4 as shown on the map of Washington Park, Section 1, as recorded in Plat Book 4, Page 185, 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.

TRACT 16 - 4721 MONITOR AVENUE, WINSTON-SALEM, NC 27284 (PIN 6865-15-8602)

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the map of B X Linville Property, as recorded in Plat Book 20, page 124, 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.

TRACT 17 - 4960 DELAND STREET, WINSTON-SALEM, NC 27106 (PIN 6827-38--6807)

BEING KNOWN AND DESIGNATED as Lot 3, Block 6 as shown on the map of Washington Park, Section 1, as recorded in Plat Book 4, Page 185, 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.

TRACT 18 - 2834 ANSONIA, WINSTON-SALEM, NC 27105 (PIN 6836-97-6486)

BEING KNOWN AND DESIGNATED as Lots 39 as shown on the map of City View, as recorded in Plat Book 1, Page 108, 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

TRACT 19 - 4511 LANSING, WINSTON-SALEM, NC 27105 (PIN 6837-95-6793)

BEGINNING at an iron stake on the south side of Roanoke Avenue, which said iron stake is 99 feet westwardly from the southwest intersection of Roanoke Avenue and Regina Street; and running thence along the south side of Roanoke Avenue South 76° 30' West 58 feet to a stake, the northeast corner of land belonging to L.M. Nelson and wife, Linnie Bell Nelson; running thence along the east line of Nelson lot South 45° West 124 feet to an iron stake, the northwest corner of a 30 foot lot deeded to J. F. Rowe and wife, Edith F. Rowe, by L. C. Rowe and wife, 4/27/51 and recorded in Deed Book 634, Page 481; running thence along the north line of said J.F. Rowe lot Eastwardly 49 feet to an iron stake in the west line of Lot No. 14; running thence Northwardly along the west line of Lot No. 14, 26 feet, more or less, to an iron stake in the northwest corner of lot No. 14; running thence Eastwardly along the north line of Lot No. 14, 12 feet to an iron stake; running thence in a Northwestwardly direction 105 feet, more or less, to the place of beginning.

The above described property is a small western portion of Lot No. 6, and over half of the eastern part of Lot No 7., and 26 feet , more or less, of a major portion the northern part of Lot No. 13 as shown on the map of Renigar View recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 2, Page 61.

TRACT 20 – 4509 LANSING, WINSTON-SALEM, NC 27105 (PIN 6837-95-6743)

BEGINNING at an iron stake on the south side of Roanoke Avenue, said stake being 157 feet Westwardly from Regina Street, thence south 76 degrees 30 minutes West 50 feet to a stake thence south 2 degrees 10 minutes West 256 feet to a stake; thence south 88 degrees east fifty-five (55) feet to a stake; thence Northwardly 264 feet more or less, to the place of beginning; being all of Not No: 12 and parts of Lots No. 7 and 13 on plat of Renigar View, Plat Book 2, Page 61, Office of the Register of Deeds of Forsyth County, North Carolina.

Being the same property as that described in Deed of Trust Book 766, Page 72, same office.

TRACT 21 – 4521 KEEHLEN, WINSTON-SALEM, NC 27105 (PIN 6837-95-6599)

Lying and being in Middlefork Township No. 2, Forsyth County , North Carolina, and beginning at an iron stake on the north side of Keehlen Avenue, which said iron stake is distant 100 feet west of the northwest intersection of Keehlen Avenue and Regina Street and is in the southwest corner of Lot No. 14 on the map hereinafter referred to, and running thence north along the west line of Lot No. 14 – 140 feet to an iron stake; running thence westwardly 49 feet, more or less to an iron stake, a new corner; running thence south 140 feet, more or less, to a point in the north line of Keehlen Avenue, which said point is 5 feet east of the southeast corner of Lot No. 12; running thence along the north line of Keehlen Avenue eastwardly 45 feet to the place of beginning. Being known and designated as a major portion of Lot No. 13 as above described on map of Renigar View, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 61, to which said map reference is hereby made. For further reference see Deed Book 724 page 50.