

2022052672 00180FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$950.00

PRESENTED & RECORDED

11/28/2022 03:05:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3730

PG: 377 - 379

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$950.00
Parcel ID:	6856-41-9529
Mail/Box to:	Grantee
Prepared by:	Antigone E. Feredinos, Esq. (without title examination or opinion)
Brief description for the Index:	1.2 ac. Myer Lee Dr.

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 15 day of November, 2022, by and between:

GRANTOR	GRANTEE
Genesis Medical Properties, LLC A North Carolina limited liability company PO Box 52 Winston-Salem, NC 27102	Flaherty Properties, LLC A North Carolina limited liability company 705 Indeneer Drive Kernersville, NC 27284-3547

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 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 3703 pages 951 and 954.

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 _____.

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

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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.

Genesis Medical Properties, LLC,
a North Carolina limited liability company

By: Kenneth Todd Cassidy
Name: Kenneth Todd Cassidy
Title: Manager

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Frederick C. Hulise, a Notary of the above state and ^{Gulford} county, certify that Kenneth Todd Cassidy personally appeared before me on the 15 day of November 2022, acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any).

Frederick C. Hulise
Notary Public (Official Signature)
My commission expires: 3/21/27

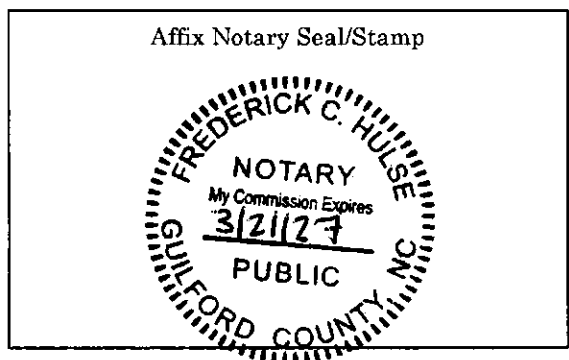


EXHIBIT A

All that certain tract or parcel of land, being located in the City of Winston-Salem, Forsyth County, North Carolina, being more particularly described as follows:

BEGINNING at a metal rebar found at the southwest intersection of the right-of-way of the Norfolk-Southern Railroad and Old Greensboro Road, said rebar having North Carolina Grid Coordinates (NAD 83/2011) of North(y) = 861,704.20 feet and East(x) = 1,654,965.02 feet; running thence with the southwesterly right-of-way line of Old Greensboro Road the following two (2) courses and distances: 1) South 69 deg. 36' 44" East a distance of 88.48 feet to a concrete right-of-way monument found; and 2) South 14 deg. 22' 35" East a distance of 58.32 feet to an iron pipe found in the northerly right-of-way line of Myer Lee Drive; thence with the northerly right-of-way line of Myer Lee Drive South 44 deg. 14' 03" West a distance of 412.21 feet to an iron pipe found, being the southeasterly corner of property owned, now or formerly by Myer Lee Properties, LLC (Deed Book 3039, Page 3559, and Plat Book 59, Page 115, Lot 1, Forsyth County Register of Deeds); thence with the easterly line of Myer Lee Properties, LLC North 01 deg. 18' 25" West a distance of 262.32 feet to an iron pipe found in the southerly right-of-way line of the Norfolk-Southern Railroad; thence with said rail right-of-way the following two (2) courses and distances: 1) North 60 deg. 00' 58" East a distance of 106.93 feet to an iron pipe found; and 2) North 57 deg. 05' 51" East a distance of 123.28 feet to the point and place of **BEGINNING**, containing 1.258 acres, more or less. **BEING ALL** of that same property described in Deed Book 3097, Page 2598, Forsyth County Register of Deeds.