

2022056706 00160

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$13600.00

PRESENTED & RECORDED
 12/29/2022 04:07:10 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3734
PG: 4169 - 4172

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: **\$13,600.00**

Parcel Identifier No. 6817-52-6785 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail after recording to: **Grantee**

This instrument prepared by: MORTON & GETTYS, LLC, 331 E. Main St., Suite 300, Rock Hill, Sc 29730

Brief Description for the index: **2710 Fairlawn Drive, Winston-Salem, NC 27106**

THIS DEED made this 29th day of DECEMBER, 2022, by and between:

GRANTOR

EAGLEVIEW PROPERTIES OF WINSTON-SALEM, LLC
 a North Carolina limited liability company

13000 S. Tryon St. Ste F163
 Charlotte, NC 28278

GRANTEE

FAIRLAWN DRIVE PROPERTIES LLC
 a North Carolina limited liability company

711 Harvey Street
 Raleigh, NC 27608

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 City of **Winston Salem**, Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto

The property herein conveyed **does not** include the primary residence of Grantor.

No title search was conducted by the deed preparer and no title opinion is being rendered by the deed preparer.

The property hereinabove described was acquired by Grantor by instrument recorded in Book **3345**, Page **2801**. A map showing the above-described property is recorded **Map Book 21 at Page 125**.

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 the Grantor covenants with the 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: **All enforceable covenants, easements and restrictions currently of record and the lien of 2023 ad valorem taxes which Grantee assumes and agrees to pay to the extent such ad valorem taxes pertain to the property being conveyed in this Deed.**

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

EAGLEVIEW PROPERTIES OF WINSTON-SALEM, LLC
a North Carolina limited liability company

By: [Signature]
Daniel DeSantis, Manager

York County, State of South Carolina

(Official Seal)

I, the undersigned Notary Public of York County and State aforesaid, certify that Daniel DeSantis, personally came before me this day and acknowledged that they are the manager of **EAGLEVIEW PROPERTIES OF WINSTON-SALEM, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, they signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 21 day of December, 2022

Katie Kirksey
NOTARY PUBLIC
State of South Carolina
My Commission Expires 3/15/2026

[Signature]
Signature of Notary Public
Katie Kirksey, Notary Public
Printed or typed name
My commission expires: 3/15/26

EXHIBIT A
Legal Description

Tract I:

Being all of Lots 19, 20, 21 and 25 of Reynolda Manor as same is shown on map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and adjoining parcel, and being more particularly described as follows:

Beginning at an iron set in the southeasterly corner of Lot 25 of Reynolda Manor as same is shown on a map thereof recorded in Map Book 21, at page 125, in the Forsyth County Public Registry, and said iron also being located in the intersection of the westerly right-of-way margin of Fairlawn Drive with the northerly right-of-way margin of Oakland Drive, and running thence from said beginning with the Northerly right-of-way margin of Oakland Drive, S. 52-36-11 W. 110.76 feet to an iron found in the common front division corner between Lots 24 and 25 of the aforesaid subdivision; thence with the common division line between lots 24 and 25, N. 27-15-38 E. 147.68 feet to an iron found; thence with the common division line between Lots 21 and 24, S. 65-33-44 W. 77.98 feet to an iron found in the common rear division corner between Lots 24 and 23; thence with the common division line between Lots 23 and 21, S. 66-26-12 W. 78.69 feet to an iron found in the common rear division corner between Lots 21, 22 and 23; thence with the common division line between Lots 21 and 22, N. 73-18-03 W. 70.00 feet to an iron set in the easterly right-of-way margin of Basswood Court; thence with the right-of-way margin of Basswood Court in two (2) calls as follows: (1) N. 32-49-05 E. 13.43 feet to a point; and (2) with the arc of a circular curve to the left having a radius of 50.00 feet, an arc distance of 204.18 feet (chord: N. 35-58-39 W. 89.11 feet) to an iron set in the common front division corner between Lots 18 and 19 of said subdivision; thence with the common division line between Lots 18 and 19, N. 49-34-03 W. 165.27 feet to an iron set in the easterly line of the Davis property as shown on map recorded in Map Book 12 at Page 41, Forsyth County Public Registry; thence with the Easterly line of the Davis Property in two (2) calls as follows: (1) N. 31-57-57 E. 91.49 feet to an iron found; and (2) N. 31-23-58 E. 505.72 feet to an iron set in the southwesterly corner of the Covington Wilson, Inc. (now or formerly) property; thence with the southerly line of the Covington Wilson Inc. Property, S. 44-52-26 E. 490.92 feet to an iron set in the Westerly right-of-way margin of Fairlawn Drive; thence with the right-of-way margin of Fairlawn Drive in two (2) calls as follows: (1) S. 40-55-06 W. 149.23 feet to an iron found; and (2) with the arc of a circular curve to the left having a radius of 223.55 feet, an arc distance of 278.33 feet (chord: S. 05-15-01 W. 260.70 feet) to the point and place of beginning, and containing 6.000 acres as shown on Survey by David Bradley Coe, NCPLS, dated January 21, 2016, reference to said survey being hereby made for a more particular description.

Tract II:

Being all of Lots 1, 2 and 3 of Reynolda Manor as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and being more particularly described as follows:

Beginning at an iron set in the northwesterly corner of Lot 1 of Reynolda Manor as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and said iron also being located in the Easterly right-of-way margin of Fairlawn Drive, and running thence from said beginning with the northerly line of Lot 1, N. 87-38-53 E. 179.02 feet to an iron set in the line of the corners, L.P. (now or formerly) property as described by deed recorded in Book 1785, at Page 3497, Forsyth County Public Registry; thence with the common division line between the corners, L.P. property and lines of Lots 1, 2 and 3 of Reynolda Manor in two (2) calls as follows: (1) S. 34-45-53 W. 67.61 feet to an iron set; and (2) S. 56-48-07 E. 233.00 feet to an iron set in the common rear division corner between Lots 3 and 4 of Reynolda Manor; thence with the common division line between said Lots 3 and 4, S. 49-30-53 W. 196.19 feet to an iron found in the Northerly right-of-way margin of Fairlawn Drive; thence with the northerly and easterly right-of-way margin of Fairlawn Drive in three (3) calls as follows: (1) N. 47-06-53 W. 29.16 feet to an iron set; (2) N. 47-06-53 W. 198.51 feet to an iron found; and (3) with the arc of a circular curve to the right having a radius of 163.55 feet, an arc distance of 177.63 feet (Chord N. 14-13-23 W. 177.63 feet) to the point and place of beginning, the same containing 1.302 acres as shown on survey by David Bradley Coe, NCPLS, dated January 21, 2016, reference to said survey being hereby made for a more particular description.