

2023008409 00153

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3750.00

PRESENTED & RECORDED
03/16/2023 04:26:46 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3744
PG: 3753 - 3756

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,750.00

Parcel Identifier No. 6828-39-1762.00 Verified by _____ County on the ____ day of _____, 2021
By: _____

Mail/Box to: Bell Davis & Pitt, PA (Box 106)

This instrument was prepared by: Christopher F. Brislin, Offit Kurman, P.A. 301 S. College St., Ste 2600, Charlotte, NC 28202

Brief description for the Index: 0.886 acres, University Parkway

THIS DEED made this 16th day of March, 2023, by and between

GRANTOR

GRANTEE

CIRCLING KAYAK NC, LLC,
a North Carolina limited liability company

**LINDA J. HILL, SUCCESSOR TRUSTEE OF THE
HILL FAMILY TRUST DATED NOVEMBER 26, 2001**

Mailing Address:
160 Balleycastle Road
 Mooresville, NC 28117

Mailing Address:
2338 N. Springwinds
Orange, CA 92867

Property Address:
5980 University Parkway
Winston-Salem, NC 27105

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, parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3662, at Page 3856 of the Forsyth County Public Registry.

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

A map showing the below described property is recorded in Map Book 4, Page 10, Forsyth County Registry.

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:

See list of Permitted Exceptions attached hereto as Exhibit B and incorporated herein by reference.

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

CIRCLING KAYAK NC, LLC, a North Carolina limited liability company (SEAL)

By: [Signature] (SEAL)
Name: Phillip L. Brown
Title: Manager

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg
I, Denise Torrance

, a Notary Public of the County and State aforesaid, certify that Phillip L. Brown personally appeared before me this day and acknowledged that he is the Manager of CIRCLING KAYAK NC, LLC, a North Carolina limited liability company, and that he, as Manager, being authorized to do so, executed the foregoing on behalf of the limited liability company.

Witness my hand and Notarial stamp or seal, this 2nd day of March, 2023.

[Signature]
Notary Public (signature)

Print Name: Denise Torrance
(Note: Notary Public must sign exactly as on notary seal)

My Commission Expires: 9/15/2023

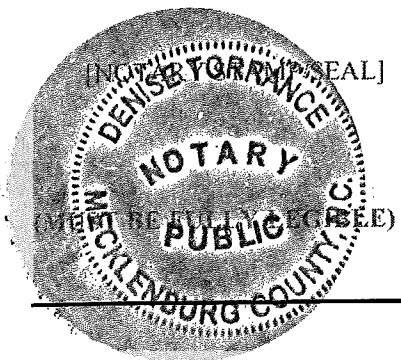


EXHIBIT A
LEGAL DESCRIPTION

BEGINNING at a new iron pipe in the old line, said new iron pipe being located N. 68-33-00 W. 554.96 feet from an existing railroad spike in the centerline of Five Points Road (SR#1206), said BEGINNING at an Existing Iron lying in the Eastern Right-of-Way line of Raven Road (S.R. No. 1647), said Iron also being in the Southwest corner of that property conveyed to Sonic Service Corporation in Deed Book 1772, Page 2334, Forsyth County Registry; running thence with Sonic's Southern line North 71 degrees 00 minutes 43 seconds East 263.29 feet to an Existing Iron; running thence 71 degrees 00 minutes 43 seconds East 34.99 feet to a point lying within the Right-of-Way of University Parkway; running thence within said Right-of-Way South 18 degrees 34 minutes 10 seconds East 183.85 feet to a point located within the Right-of-Way; running thence North 88 degrees 54 minutes 54 seconds West 37.16 feet to an Existing Iron; running thence North 88 degrees 54 minutes 54 seconds West 279.01 feet to an Existing Iron in the Eastern Right-of-Way line of Raven Road; running thence along said Right-of-Way line North 18 degrees 57 minutes 57 seconds West 75.33 feet to the POINT AND PLACE OF BEGINNING, containing 0.886 acres, more or less.

This description was taken from a survey prepared by Fred L. Osborne by Slate Surveying Company of King, N.C., dated June 24, 1994.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes or assessments for the year 2023, and subsequent years, not yet due or payable.
2. Title to any portion of Land lying within the right of way of University Parkway.
3. Building restriction lines, easements and other matters shown on plat recorded in Map Book 4, Page 10, Forsyth County Registry.
4. Rights of Starbucks Corporation under Lease between R & D Real Estate Development and Starbucks Corporation dated August 24, 2006.
5. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claim of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
6. All applicable laws including zoning, building ordinances and land use regulations.