

2023008810 00043

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
03/21/2023 10:46:17 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3745
PG: 1085 - 1088

Submitted electronically by Adams, Howell, Sizemore & Adams, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Drawn by / Mail to: Lorri Clark, a licensed North Carolina attorney
TigerLaw
220 N. Green Street
Chicago, IL 60607
Excise Tax: \$0.00 - Exempt per NCGS § 105-228.29 (6)
Mail Future Tax Bills to: Hill Oxford Three LLC
901 W. Jackson Blvd., Suite 501
Chicago, IL 60607

NORTH CAROLINA SPECIAL WARRANTY DEED

NO TAXABLE CONSIDERATION

THIS DEED is given this 1st day of March, 2023, by **HILL OXFORD TWO LLC**, a Delaware limited liability company ("Grantor"), having an address of 901 W. Jackson Blvd., Suite 501, Chicago, IL 60607 in favor of **HILL OXFORD THREE LLC**, a Delaware limited liability company, having an address of 901 W. Jackson Blvd., Suite 501, Chicago, IL 60607 ("Grantee") (the designations 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 no consideration paid by Grantee, 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 as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor in the instruments recorded in the Registry as follows: Book 3666, Page 872-874.

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

FIDELITY NATIONAL TITLE FCHT-220119920/RA22008357

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 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, except for the exceptions hereinafter stated:

1. All easements and restrictions of record.
2. All encroachments of record.
3. Zoning and other land use regulations applicable to the property.
4. The lien of 2023 *ad valorem* taxes which are not yet due or payable.

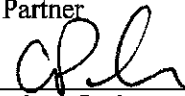
IN WITNESS WHEREOF, Grantor has hereunto executed and sealed this Deed the day and year first above written.

GRANTOR:

HILL OXFORD TWO LLC,
a Delaware limited liability company

By: Hill Oxford LP,
a Delaware limited partnership,
Its Sole Member and Manager

By: Nestidd GP LLC,
a Delaware limited liability company,
Its General Partner

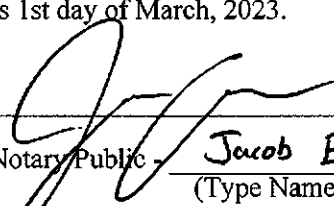
By: 
Name: Andrew Parker
Title: Manager

STATE OF ILLINOIS
COUNTY OF COOK

I, Jacob Epstein, a Notary Public of the County and State aforesaid, certify that Andrew Parker as Manager of Nestidd GP LLC, a Delaware limited liability company, on behalf of the limited liability company as General Partner of Hill Oxford LP, a Delaware limited partnership, as Sole Member and Manager of Hill Oxford Two LLC, a Delaware limited liability company, and that by authority duly given and as the act of said entity, the foregoing instrument was signed in its name.

WITNESS my hand and official stamp or seal, this 1st day of March, 2023.

[Stamp/Seal]


Notary Public - Jacob Epstein
(Type Name)

My Commission Expires: 02 / 27 / 2026

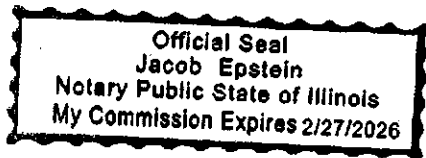


EXHIBIT "A"

Parcel 1:

All that parcel of land in Forsyth County, State of North Carolina, being known and designated as Lot 4 and 5, Carver Hills, filed in Plat Book 18, Page 92, reference to which is hereby made for a more particular description.

Property Address: 4790 Lennox Road, Winston Salem, NC 27105

PIN: 6846-19-6377.000

Parcel 2:

Being known and designated as Lot No. 8 as shown on map of Property of T.P. Atkins, recorded in Plat Book 16, Page 201, Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 937 Glencoe Street, Winston Salem, NC 27107

PIN: 6834-94-8324.000

Parcel 3:

Being known and designated as Lot 11 as shown on map of Huff Hills, as recorded in Plat Book 14, Page 69, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 4408 Northampton Drive, Winston Salem, NC 27105

PIN: 6847-87-1695.000