

2023008997 00088

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1315.00

PRESENTED & RECORDED
03/22/2023 02:12:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3745
PG: 2072 - 2075

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared By: David S. Holland, P.C. Excise Tax: \$ 1315.00
Brief description: Tax Lot 102K, Block 6329
Return to: Priority Title & Escrow, 641 Lynnhaven Parkway, Suite 200, Virginia Beach, VA 23452
Parcel ID Numbers: 6829-50-1234

THIS DEED made this 20 day of March, 2023 by and between

GRANTOR

LECONTE WINSTON-SALEM, LLC, a Delaware limited liability company
7609 Charlton Way
Knoxville, TN 37920

GRANTEES

K4K, LLC, a Delaware limited liability company
16192 Coastal Highway
Lewes, DE 19958

The designation Grantors and Grantees 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.

The above-mentioned property is ___ is not XX the primary residence of the Grantor.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of and situated in Forsyth County, North Carolina and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3256 Page 4232-4235, Forsythe County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees, their heirs, successors, and assigns, in fee simple.

A map showing the above-described property is recorded in Map Book ____, Page ____, Forsythe County Registry.

AND THE GRANTORS COVENANT with the Grantee, that Grantors are seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to easements, conditions, protective covenants and reservations and restrictions of record, if any, and 2023 Ad Valorem property taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

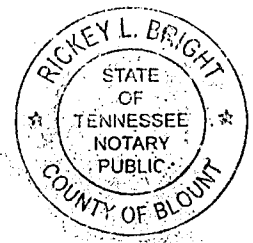
LECONTE WINSTON-SALEM, LLC, a Delaware limited liability company

By: [Signature] (SEAL)
Name: PHILIP C. TURNER
Title: CHIEF MANAGER

STATE OF TENNESSEE

CITY/COUNTY OF KNOX, to-wit:

I, RICKEY L. BRIGHT, Notary Public for the City of KNOXVILLE, State of TENNESSEE certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: PHILIP C. TURNER, as an authorized signatory and CHIEF MANAGER of Leconte Winston-Salem, LLC, a Delaware limited liability company, the Grantor. Witness my hand and official stamp or seal, this the 20 day of MARCH, 2023.



My Commission Expires
May 23, 2023

[Signature]
Notary Public
My Commission Expires: MAY 23, 2023

EXHIBIT "A"

Being the following tract and parcel located in Forsyth County, North Carolina more particularly described as follows:

BEGINNING at an existing Magnail in concrete marking a point in the northeasterly right of way line of Hanes Mill Road, also marking a corner of property owned, now or formerly, by Winston- Salem (Oak Summit) WMC, LLC (Deed Book 2984, page 954, Forsyth County Registry, and marking the southern-most corner of the herein-described parcel; thence with said northeasterly right of way line of Hanes Mill Road the following four (4) calls: (1) N 59°47'30" W, 222.39 feet to an existing rebar; (2) N 30°08'05" E, 4.99 feet to an existing rebar; (3) N 59°46'28" W, 69.31 feet to new rebar; (4) along an arc to the left having a radius of 1760.00 feet, and having an arc length of 16.50 feet, with a chord bearing and distance of N 60°08'11" W, 16.50 feet to a new Magnail set in concrete approximately 0.6 feet below ground level, said new Magnail marking a corner of aforesaid Winston-Salem (Oak Summit) WMC, LLC; thence with said Winston-Salem (Oak Summit) WMC, LLC the following ten (10) calls: (1) N 30°11'03" E, 189.62 feet to a new Magnail; (2) S 59°46'28" E, 57.37 feet to an existing rebar; (3) along an arc to the left having a radius of 320.00 feet, and having an arc length of 168.68 feet, with a chord bearing and distance of S 74°51'36" E, 166.73 feet to an existing rebar; (4) N 89°59'57" E, 93.94 feet to an existing rebar; (5) N 00°00'22" E, 82.99 feet to a point; (6) S 89°59'38" E, 170.02 feet to an existing rebar; (7) S 00°00'44" E, 246.98 feet to an existing rebar; (8) S 00°18'26" W, 15.04 feet to an existing rebar; (9) N 90°00'00" W, 257.08 feet to an existing rebar; (10) S 34°14'25" W, 86.79 feet to an existing Magnail, the point and place of Beginning and containing 2.763 acres more or less as shown on the survey entitled "ALTA/ACSM Land Title Survey Shops at Oak Summit prepared by MLA Group dated June 11, 2015, project # LS-15024.

Easement Tract:

TOGETHER WITH the real estate rights and easements granted in that certain Easements with Covenants and Restrictions Affecting Land recorded in Deed Book 2157, page 4447 in the Office of the Register of Deeds of Forsyth County, N.C.

Being all and the same lands and premises conveyed to Leconte Winston-Salem, LLC, A Delaware limited liability company by Alliance 2009, LLC, a Delaware limited liability company in a North Carolina Special Warranty Deed dated 10/28/2015 and recorded 10/28/2015 in Book RE 3256, Page 4232, Document Number 2015041164, in the Land Records of Forsyth County, NC.