

2023013477 00080

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
04/26/2023 01:18:09 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3750
PG: 3659 - 3662

Prepared by: Kirk Palmer & Thigpen, P.A (RT)
1300 Baxter Street. Suite 300
Charlotte, North Carolina 28204

Return after
recording to: Grantee

Tax Parcel No.: 6824-60-1348

STATE OF NORTH CAROLINA

Excise Tax: \$0.00

COUNTY OF FORSYTH

NORTH CAROLINA NON-WARRANTY DEED

This **NORTH CAROLINA NON-WARRANTY DEED** is made to be effective as of the 26th day of April, 2023 from **MH CCIG HOLDINGS, LLC**, a North Carolina limited liability company ("Grantor"), with an address of 4601 Park Road, Suite 450, Charlotte, NC 28209, to **ECA SALISBURY COURT, LLC**, a Delaware limited liability company ("Grantee"), with an address of 4208 Pleasant Valley Road, Raleigh, NC 27612, the designation Grantor and Grantee as used herein shall include said parties, their successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context;

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, 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 Southfork Township, Forsyth County, North Carolina more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

The property hereinabove described (the "Property") was acquired by Grantor by instrument recorded in **Book 3555, Page 4406** of the Forsyth County Public Registry.

Submitted electronically by "Brooks Pierce"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

THE GRANTOR MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO TITLE TO THE PROPERTY HEREINABOVE DESCRIBED.

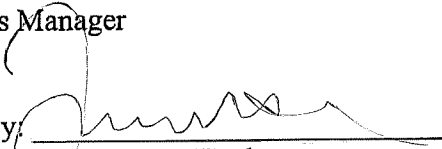
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed the day and year first above written.

MH CCIG HOLDINGS, LLC,
a North Carolina limited liability company

By: Grubb Fund Management, LLC,
a North Carolina limited liability company,
its Manager

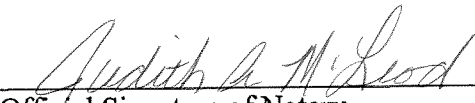
By: Grubb Management, LLC,
a North Carolina limited liability company,
its Manager

By: 
Name: James M. Hochman
Title: Chief Financial Officer

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James M. Hochman

Date: April 21, 2023


Official Signature of Notary

Judith A. McLeod
Notary's printed or typed name, Notary Public
My commission expires: September 14, 2023

(Official Seal)

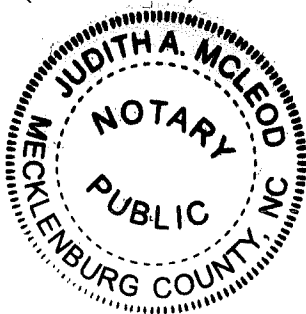


EXHIBIT A

ALL of that certain piece, parcel or tract of land lying and being in the Southfork Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe in the eastern margin of Old Salisbury Road, having NAD 83\2011 coordinates of, N = 840,215.09 E = 1,625,598.62 and running thence from the **Point of Beginning**, with the right-of-way of Old Salisbury Road, North 04 deg. 39 min. 10 sec. West 140.67 feet to a computed point, being the southeast corner of the right-of-way of Old Salisbury Road and Old Salisbury Ct., thence with the right-of-way of Old Salisbury Court the following four (4) courses and distances: (i) North 84 deg. 42 min. 58 sec. East 98.23 feet to a computed point, (ii) along a curve to the right, having a radius of 25.00 feet with an arc distance of 27.13 feet and said arc being subtended by a chord having a course and distance of South 58 deg. 09 min. 32 sec. East 25.82 feet to a computed point; (iii) along a curve to the left, having a radius of 50.00 feet with an arc distance of 132.81 feet and said arc being subtended by a chord having a course and distance of North 70 deg. 48 min. 24 sec. East 97.07 feet to a computed point; (iv) North 05 deg. 17 min. 02 sec. West 50.03 feet to a computed point, in the southern line of Southbend Homeowner's Association, either now or formerly, as described in instrument recorded in Deed Book 1409, Page 592, in the Forsyth County Registry, and having Parcel Pin No. 6824508771, thence with the southern line of Southbend, North 84 deg. 42 min. 58 sec. East 307.47 feet to an existing iron pipe, being the southwest corner of James D. Miller, either now or formerly, as described in instrument recorded in Deed Book 3208, Page 1897, in the Forsyth County Registry, and having Parcel Pin No. 6824602970, thence with the southern line of Miller, North 84 deg. 42 min. 58 sec. East 298.96 feet to a computed point, in the western line of Parklawn Memorial Gardens Inc., either now or formerly, as described in instrument recorded in Deed Book 1864, Page 1986, in the Forsyth County Registry, and having Parcel Pin No. 6824604992, thence South 03 deg. 07 min. 30 sec. East 107.31 feet to an existing iron pipe, thence South 87 deg. 59 min. 30 sec. East 119.44 feet to a computed point in a creek, being the northwest corner of Silver Sands Vacation Inc., either now or formerly, as described in instrument recorded in Deed Book 1441, Page 505, in the Forsyth County Registry, and having Parcel Pin No. 6824609332, thence South 08 deg. 14 min. 07 sec. East 60.56 feet to a computed point, passing an existing iron pipe at 53.73 feet, being the northeast corner of the Cranberry Hill subdivision, as described in instrument recorded in Plat Book 32, Page 83, in the Forsyth County Registry, thence with the northern line of Cranberry Hill the following five (5) courses and distances: (i) North 88 deg. 54 min. 30 sec. West 56.36 feet to a computed point, (ii) North 80 deg. 30 min. 59 sec. West 65.96 feet to a computed point, (iii) South 82 deg. 00 min. 26 sec. West 176.84 feet to an existing iron rod, (iv) South 82 deg. 00 min. 26 sec. West 35.25 feet to an existing iron rod, (v) South 82 deg. 00 min. 26 sec. West 199.85 feet to a computed point, thence South 82 deg. 01 min. 16 sec. West 407.75 feet to an existing iron pipe, the **Point and Place of Beginning** and containing 3.17 acres, more or less, as shown on that certain survey entitled "ALTA/NSPS LAND TITLE SURVEY FOR: EMERALD CITY ASSOCIATES, LLC" prepared by Borum, Wade and Associates, P.A. dated March 22, 2023.