

**2023017644 00050**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$2700.00**PRESENTED & RECORDED  
05/26/2023 11:15:28 AM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY**BK: RE 3756****PG: 14 - 17****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$2,700.00
Parcel ID:	6815-50-5850.000
Mail/Box to:	Grantee
Prepared by:	Adam T. Duke (without title search)
Brief description for the Index:	290 Charlois Blvd

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 23<sup>rd</sup> day of May 2023, by and between:

GRANTOR	GRANTEE
<b>RRB &amp; ASSOCIATES, LLC., a North Carolina limited liability company</b>  2617 Audubon Drive Winston-Salem, NC 27106	<b>MBRJ - WS, LLC, a North Carolina limited liability company</b>  3801 Round Hill Road Greensboro, North Carolina 27408

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2249, page 3233, Forsyth County Registry .

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Easements, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year prorated to the date of closing and ad valorem taxes for each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

[SIGNATURE PAGE FOLLOWS]

[signature page – North Carolina Special Warranty Deed]

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

RRB & ASSOCIATES, LLC., a North Carolina limited liability company

By: *Royall R. Brown, Jr.*  
Royall R. Brown, Jr., Manager

STATE OF NORTH CAROLINA , COUNTY OF FORSYTH

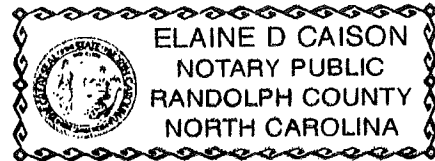
I Elaine D. Caison, a Notary of the above state and county of Randolph, certify that the following person personally appeared before me on the 23<sup>rd</sup> day of May 2023, acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein: Royall R. Brown, Jr., Manager of RRB & Associates, LLC., a North Carolina limited liability company.

Affix Notary Seal/Stamp

*Elaine D. Caison*

Notary Public (Official Signature)

My commission expires: 11/15/2025



**EXHIBIT A**  
**Property Description**

BEING all of that certain tract or parcel of land located in Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at a right-of-way monument, said right-of-way monument being the intersection of the North right-of-way line of Silas Creek Parkway and the West right-of-way line of the Southbound ramp to Silas Creek Parkway, the extension of Mall Boulevard; running thence with the North right-of-way line of said Silas Creek Parkway, South  $87^{\circ} 27' 17''$  West 153.41 feet to a  $3/4''$  existing iron pipe; continuing thence, North  $87^{\circ} 43' 45''$  West 19.72 feet to a  $3/4''$  existing iron pipe, the Southwest corner of Dudley L. Simms, III, et al. (see Deed recorded in Book 1683, at Page 2047, Forsyth County Registry), said Simms property also being known as Tax Lot 8F, Tax Block 3804, Forsyth County Tax Maps; running thence with Simms' East line, North  $06^{\circ} 21'$  East 247.13 feet to a  $3/4''$  existing iron pipe in the South right-of-way line of Charlois Boulevard; running thence with said right-of-way line, South  $83^{\circ} 37' 05''$  East 194.25 feet to a  $3/4''$  existing iron pipe, the point of intersection of Charlois Boulevard and Mall Boulevard; running thence on a curve to the right, a chord call and distance of South  $40^{\circ} 00' 08''$  East 31.72 feet to a  $3/4''$  existing iron pipe in the West right-of-way line of Mall Boulevard; running thence with said right-of-way line, South  $03^{\circ} 36' 48''$  West 118.17 feet to a  $3/4''$  existing iron pipe; continuing thence, North  $86^{\circ} 06' 11''$  West 12.88 feet to a right-of-way monument; continuing thence, South  $31^{\circ} 48' 11''$  West 90.16 feet to the point and place of BEGINNING. Said description being in accordance with a survey dated February 7, 2002 by Daniel Walter Donathan, Professional Land Surveyor, entitled "Map for R R B & Associates, LLC", being known as Tax Lot C, Tax Block 3804, Forsyth County Tax Maps, as presently constituted. Being the identical property conveyed from Hanes Properties, Inc. to Charles E. Talton and Beverly F. Talton by Deed recorded in Book 926, at Page 194, Forsyth County Registry.