

2023018546 00100

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 06/02/2023 12:34:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3757
PG: 968 - 971

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$0.00
Parcel ID:	6817-62-8403.000
Mail after recording to:	Geoffrey M. White, Frost Brown Todd, LLP, 400 West Market Street, Suite 3200, Louisville, Kentucky 40202
Prepared by:	Faith S. Bushnaq, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title examination was performed by deed preparer.
Brief description for the Index:	2700 Reynolda Road

THIS NON-WARRANTY DEED ("Deed") is made on the ____ day of May 2023, by and between:

GRANTOR	GRANTEE
Corners Crystal Lake Gardens, LP, a Delaware limited partnership c/o Harbor Group International, LLC 999 Waterside Drive, Suite 2300 Norfolk, Virginia 23510	Corners Crystal Lake Gardens, LP, a Delaware limited partnership c/o Harbor Group International, LLC 999 Waterside Drive, Suite 2300 Norfolk, Virginia 23510

The designation Grantor and Grantee as used in this Non-Warranty Deed shall include said parties, their heirs, successors, and assigns, and shall include 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 or parcel of land in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3589 Page 2852.

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

A map showing the Property is recorded in Plat Book 28 Page 5.


TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. **Grantor makes no warranty of title to the Property.**

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

GRANTOR:

CORNERS CRYSTAL LAKE GARDENS, LP, a
Delaware limited partnership

By: Corners Crystal Lake Gardens Managing Co.
GP, LLC, a Delaware limited liability company,
its General Partner

By: 
Carla R. Stoner, Chief Financial Officer

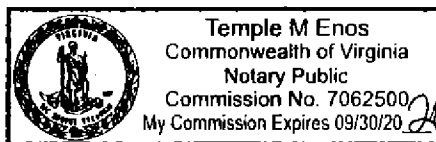
STATE OF VIRGINIA


CITY OF NORFOLK

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

Carla R. Stoner, as Chief Financial Officer of Corners Crystal Lake Gardens Managing Co. GP, LLC, a Delaware limited liability company, General Partner of Corners Crystal Lake Gardens, LP, a Delaware limited partnership.

Date: May 22, 2023.




Signature of Notary Public
Printed Name: _____
My Commission expires: _____

[NOTARY PUBLIC STAMP OR SEAL]

EXHIBIT A
To Non-Warranty Deed
PROPERTY DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Winston Salem, County of Forsyth, State of North Carolina.

BEGINNING AT A ½" PIPE IRON IN THE WESTERN MARGIN OF REYNOLDA ROAD, U.S. HIGHWAY 421, SAID POINT BEING LOCATED S 22°59'37" E 540.02 FEET FROM THE CENTER LINE OF INTERSECTION OF REYNOLDA ROAD AND FAIRLAWN DRIVE, AND RUNS THENCE WITH THE NEW RIGHT-OF-WAY S 29°53'00" E 797.47 FEET TO AN IRON; THENCE S 61°53'11" W 279.09 FEET TO AN IRON; THENCE S 62°16'08" W 74.79 FEET TO AN IRON; THENCE S 2°25'31" W 242.33 FEET TO AN 1/2" IRON PIPE; THENCE N 52°24'25" W 521.92 FEET TO AN 1/2" PIPE IRON; THENCE N 85°31'46" W 60.54 FEET TO AN 1/2" PIPE IRON; THENCE N 30°52'33" W 337.95 FEET TO AN 1/2" PIPE IRON; THENCE N 53°15'31" W 398.03 FEET TO AN IRON; THENCE N 38°21'25" E 177.73 FEET TO AN 3/4" IRON PIPE; THENCE N 84°21'41" E 398.89 FEET TO A PINCHED TOP IRON PIPE; THENCE N 61°08'07" E 113.22 FEET TO A 1/2" PIPE IRON; THENCE S 29°11'22" E 125.91 FEET TO AN IRON; THENCE N 60°46'39" E 256.69 FEET TO THE POINT AND PLACE OF BEGINNING.

NOTE FOR INFORMATION: Being Parcel No(s). 6817-62-8403.000 of the City of Winston Salem, County of Forsyth.

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