

**2023020715 00141**

FORSYTH COUNTY NC FEE \$26.00  
NO TAXABLE CONSIDERATION  
PRESENTED & RECORDED  
06/20/2023 02:55:06 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
**BK: RE 3759**  
**PG: 3232 - 3235**

**(DEED OF CORRECTION)  
NORTH CAROLINA  
GENERAL WARRANTY DEED**

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Prepared By: David S. Holland, P.C.

Excise Tax: \$ **0.00**

Brief description:

Return to: Priority Title & Escrow, 641 Lynnhaven Parkway, Suite 200, Virginia Beach, VA 23452  
Parcel ID Numbers: 682931-3155 & 6829-31-1200

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THIS DEED made this 9th day of June, 2023 by and between

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**GRANTOR**

ALLIANCE 2009, LLC, a Delaware limited liability company  
500 Henley Street  
Knoxville, NC 37902

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**GRANTEE**

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

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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 land situated in the City of Winston Salem Forsyth County, North Carolina and more particularly described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

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

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.

**THIS DEED IS BEING RECORDED TO CORRECT ERRONEOUS LEGAL DESCRIPTION CONTAINED IN PRIOR DEED RECORDED IN DEED BOOK 3745 at PAGES 2062-2066 WHICH SHOWED AN ERRONEOUS ADDITIONAL PARCEL.**  
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.**

ALLIANCE 2009, LLC, a Delaware limited liability company

By:  (SEAL)

Name: Milton A. TURNER

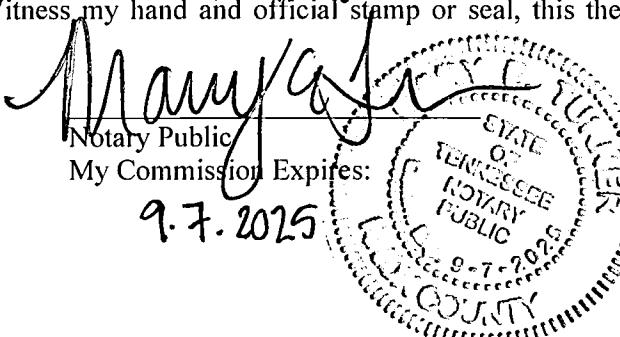
Title: Chief Manager

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STATE OF Tennessee

CITY/COUNTY OF Knox, to-wit:

I, Mary E. Turner, Notary Public for the City of Knoxville, State of TN, 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: Milton A. Turner, as an authorized signatory and Chief Manager of Alliance 2009, LLC, a Delaware limited liability company, the Grantor. Witness my hand and official stamp or seal, this the 9th day of June, 2023.



## EXHIBIT "A"

Tax Block 2047-Lots 6R and 207E, Tax Block 2045-Lots 29C, 30C, 31C, 32C, and 33C, and Honeysuckle Lane (formerly James William Clayton, Sr. heirs property)

Being a portion of the property of Blue Oak Limited Partnership described in Deed Book 2106, Page 1583, said portion being all of Lots 29, 30, 31, 32, and 33 shown on plat of "Property of R.W. Clayton & J. E. Clayton" recorded in Plat Book 13, Page 191, and a portion of Lot 6 and a portion of Lot 7 shown on "Map showing the division of the remainder of the property of J. R. Clayton, decd., ..." recorded in Plat Book 11, Page 177, (deed and plats recorded in the Office of the Register of Deeds of Forsyth County, N.C.), said property being more particularly described as follows:

Beginning at an existing iron rod within the graveled roadbed of Coral Drive (formerly East Street) marking the intersection of the southern right of way line of Coral Drive with the eastern line of Lot 6 and the western line of Lot 7 shown on "Map showing the division of the remainder of the property of J. R. Clayton, decd., ..." recorded in Plat Book 11, Page 177, said existing iron rod marking a corner of the property of Wal-Mart Real Estate Business Trust described in Deed Book 2124, Page 1543, said existing iron rod also being located South  $00^{\circ} 00' 37''$  West 14.28 feet from an existing bent axle within the graveled roadbed of Coral Drive marking the northwest corner of said Lot 7, said axle also being in the southern line of Lot 3 shown on "Map of W. W. Clayton dec. Property Subdivided" recorded in Plat Book 9, Page 61 and also marking another corner of said Wal-Mart Real Estate Business Trust property, and running thence from said beginning point with the line of said Wal-Mart Real Estate Business Trust property South  $89^{\circ} 05' 46''$  East 48.52 feet to an iron rod set; thence continuing with the line of said Wal-Mart Real Estate Business Trust property South  $00^{\circ} 17' 03''$  West 475.72 feet to an iron rod set in the northern right of way line of Harmony Street marking a corner of said Wal-Mart Real Estate Business Trust property, said iron rod set being located South  $84^{\circ} 21' 44''$  West 0.13 feet from an iron rod set marking the present eastern terminus of the northern right of way line of Harmony Street and the northwest corner of the property of Blue Oak Limited Partnership described in the Resolution Ordering the Closing of a Portion of Harmony Street recorded in Deed Book 2110, Page 1825, said iron rod set also being located South  $84^{\circ} 21' 44''$  West 129.03 feet from an iron rod set marking a corner of said Wal-Mart Real Estate Business Trust property and the former eastern terminus of the northern right of way line of Harmony Street located North  $65^{\circ} 14' 20''$  West 1887.28 feet from an existing axle marking the northeast corner of Lot J shown on plat of Subdivision of North Summit Square recorded in Plat Book 35, Page 95, said existing axle having NAD 83 Coordinates of North 890035.1932 and East 1625426.1062 per said plat; thence with the northern right of way line of Harmony Street South  $84^{\circ} 21' 44''$  West 30.05 feet to an iron rod set marking the southeast corner of the property of Frances J. Hester described in Tract 1 - Deed Book 1558, Page 1400, said iron rod set being located North  $84^{\circ} 21' 44''$  East 15.92 feet from an existing iron rod marking the southwest corner of Lot 7 shown on "Map showing the division of the remainder of the property of J. R. Clayton, decd., ..." - Plat Book 11, Page 177; thence with the eastern line of said Hester property North  $00^{\circ} 37' 32''$  East 201.10 feet to an existing iron rod marking the northeast corner of said Hester property; thence with the northern line of said Hester property South  $84^{\circ} 21' 38''$  West 18.58 feet to an existing solid iron in the

western line of said Lot 7, said existing solid iron also marking the northeast corner of Lot 42 shown on plat of "Property of R. W. Clayton & J. E. Clayton" recorded in Plat Book 13, Page 191, said Lot 42 being the property of Frances J. Hester described in Tract 2, Deed Book 1558, Page 1400; thence with the northern line of Lots 42, 41, 40, 39, 38, 37, 36, 35, and 34 - Plat Book 13, Page 191 South  $84^{\circ} 21' 38''$  West 291.64 feet to an existing axle marking the northwest corner of said Lot 34, said existing axle being in the western line of Lot 6 shown on said "Map showing the division of the remainder of the property of J. R. Clayton, decd.,..."

and the eastern line of Lot 24 - Block "H" shown on plat of "Part of J. R. Clayton's Property" recorded in Plat Book 4, Page 10; thence with the western line of said Lot 6 and the eastern lines of said Lot 24 - Block "H", Car Fare Drive (formerly "C" Street), and Lots 16 through 19 - Block "G" shown on said plat of "Part of J. R. Clayton's Property" North  $17^{\circ} 29' 00''$  West 148.59 feet to an existing iron pipe marking the southeast corner of Lot 33 shown on said plat of "Property of R. W. Clayton & J. E. Clayton" - Plat Book 13, Page 191; thence with the northern line of said Lot 19 Block "G" and the southern line of Lots 33, 32, 31, 30, and 29 - Plat Book 13, Page 191 South  $70^{\circ} 16' 46''$  West 122.62 feet to an existing axle marking the southwest corner of said Lot 29 and the southeast corner of Lot 18- Plat Book 13, Page 191; thence with the eastern line of Lots 18, 19, and 20- Plat Book 13, Page 191 North  $19^{\circ} 28' 35''$  West 73.17 feet to an existing iron pipe marking the northeast corner of said Lot 20; thence with the eastern line of Lots 21, 22, and 23- Plat Book 13, Page 191 North  $19^{\circ} 13' 15''$  West 75.09 feet to an existing iron pipe marking the northeast corner of said Lot 23; thence with the eastern line of Lots 24, 25, 26, and 27 - Plat Book 13, Page 191 North  $19^{\circ} 24' 10''$  West 81.36 feet to an existing axle in the southern right of way line of Coral Drive marking the northwest corner of said Lot 29 - Plat Book 13, Page 191; thence with said southern right of way line and the northern line of Lots 29, 30, 31, 32, and 33 - Plat Book 13, Page 191 South  $89^{\circ}$

10' 00" East 138.81 feet to an existing iron rod marking the northeast corner of said Lot 33 in the western line of Lot 6 shown on said "Map showing the division of the remainder of the property of J. R. Clayton, decd., ..." - Plat Book 11, Page 177; thence continuing with the southern right of way line of Coral Drive South  $89^{\circ} 05' 46''$  East 387.74 feet to the point and place of beginning. Containing 3.3690 acres more or less.

Bearings in this description are North Carolina Grid Bearings based on plats dated 6/18/93 prepared by the Engineering Division of the City of Winston-Salem, N.C. for the right of way acquisition of Hanes Mill Road.

IT BEING a portion of the property conveyed to Alliance 2009 LLC, a Delaware Limited Liability Company by Blue Oak Limited Partnership, a North Carolina Limited Partnership in a Special Warranty Deed dated 02/23/2009 and recorded 11/01/2012 in Book 3089 Page 238, Document Number 2012048755, in the Land Records of Forsyth County, NC.