

2023023404 00048

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1400.00

PRESENTED & RECORDED

07/12/2023 12:35:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3762

PG: 4377 - 4381

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$1,400.00
Parcel ID/PIN:	6829-20-7995.000 & 6829-20-8825.000
Mail/Box to:	Grantee
Prepared by:	Isaacson Sheridan (MLI/jmf) 804 Green Valley Rd, Suite 200, Greensboro, NC 27408
Brief description for the Index:	Metes & bounds 0.453 acres +/- and 0.041 acres +/-

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 10 day of July, 2023, by and between:

GRANTOR	GRANTEE
<p>ONSC W-S, LLC, a North Carolina limited liability company</p> <p>1401 Sunset Drive, Suite B Greensboro, NC 27408</p>	<p>QUICK LUBE GAS TENANT, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 200 Queens Road, Suite 300 Charlotte, NC 28204</p> <p>Property Address: 0 & 6054 University Parkway Winston-Salem, NC 27105</p>

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 as follows (the "Property"):

See Exhibit A attached hereto.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3739, Page 4029 and Book 3739, Page 4032, 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:

See Exhibit B attached hereto and incorporated herein.

[SEE FOLLOWING PAGE FOR SIGNATURES]

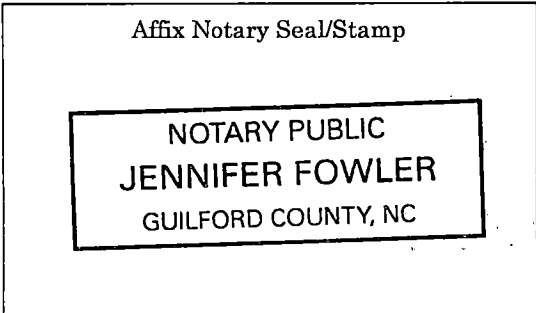
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

ONSC W-S, LLC,
a North Carolina limited liability company

By: *Evander Samuel Simpson, IV*
Evander Samuel Simpson, IV, Manager

State of North Carolina
County of Guilford

I, *Jennifer Fowler*, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 10 day of July, 2023 acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any): Evander Samuel Simpson, IV



Jennifer Fowler
Notary Public (Official Signature)

My commission expires: 11/18/2026

Exhibit A

Description of the Property

BEING A PARCEL OF LAND LOCATED IN BETHANIA TOWNSHIP, WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND HAVING NC GRID (NAD83) COORDINATES OF N: 890,847.25 E: 1,622,775.49 AND BEING IN THE NORTHERN BOUNDARY LINE OF ONSC W-S, LLC AS DESCRIBED IN DEED BOOK 3678, PAGE 755 AND BEING LOT 2 OF PLAT BOOK 75, PAGE 33 AS RECORDED IN FORSYTH COUNTY REGISTER OF DEEDS, SAID 1/2 INCH IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF PARKWAY PLACE I AND II, LLC AS RECORDED IN DEED BOOK 3179, PAGE 2812, TRACT 3 AND PLAT BOOK 29 PAGE 43 IN SAID REGISTRY, THENCE ALONG THE EASTERN BOUNDARY LINE OF SAID PARKWAY PLACE NORTH 19°23'00" WEST A DISTANCE OF 164.84 FEET, CROSSING OVER A 1/2 INCH IRON PIPE FOUND AT 15.00 FEET, TO A 3/4 INCH IRON PIPE FOUND; THENCE NORTH 70°38'03" EAST A DISTANCE OF 119.86 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE WESTERN MARGIN OF UNIVERSITY PARKWAY (100 FOOT PUBLIC RIGHT-OF-WAY); THENCE WITH SAID MARGIN OF UNIVERSITY PARKWAY SOUTH 19°20'03" EAST A DISTANCE OF 164.92 FEET TO A 1/2 INCH IRON PIPE FOUND, THE NORTHEAST CORNER OF STEVE H. COE AND WIFE, BETTY R. COE AS DESCRIBED IN DEED BOOK 2789 PAGE 17 IN SAID REGISTRY; THENCE WITH SAID COE BOUNDARY LINE SOUTH 70°40'31" WEST A DISTANCE OF 119.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,751 SQUARE FEET (0.423 ACRES). SAID TRACT ALSO BEING KNOWN AS LOTS 1, 2, 3, 4, 5 AND 6, BLOCK F, PLAT BOOK 4 PAGE 10 RECORDED IN SAID REGISTRY AND THE NORTHERN MOST 15 FEET OF FORMER CARFARE DRIVE, SUBJECT TO RIGHT-OF WAY OF UNIVERSITY BOULEVARD.

TRACT B:

BEGINNING AT A 1/2 INCH IRON PIPE FOUND HAVING NC GRID (NAD83) COORDINATES OF N: 890,847.25 E: 1,622,775.49 AND BEING IN THE NORTHERN BOUNDARY LINE OF ONSC W-S, LLC AS DESCRIBED IN DEED BOOK 3678, PAGE 755 AND BEING LOT 2 OF PLAT BOOK 75, PAGE 33 AS RECORDED IN FORSYTH COUNTY REGISTER OF DEEDS, SAID 1/2 INCH IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF PARKWAY PLACE I AND II, LLC AS RECORDED IN DEED BOOK 3179, PAGE 2812, TRACT 3 AND PLAT BOOK 29 PAGE 43 IN SAID REGISTRY AND BEING THE SOUTHWEST CORNER OF STEVE H. COE OR BETTY R. COE AS RECORDED IN DEED BOOK 2901 PAGE 258 RECORDED IN SAID REGISTRY, THENCE WITH THE SAID BOUNDARY LINE OF COE, NORTH 70°40'31" EAST A DISTANCE OF 119.72 FEET TO A 1/2 INCH IRON PIPE FOUND IN THE WESTERN MARGIN OF UNIVERSITY PARKWAY (100 FOOT PUBLIC RIGHT-OF-WAY); THENCE WITH SAID MARGIN OF UNIVERSITY PARKWAY SOUTH 19°20'03" EAST A DISTANCE OF 15.05 FEET TO A #2 REBAR FOUND; THENCE WITH SAID NORTHERN BOUNDARY LINE OF SAID ONSC W-S, SOUTH 70°41'57" WEST A DISTANCE OF 119.70 FEET TO A 1/2 INCH IRON PIPE FOUND; THENCE NORTH 19°23'00" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,799 SQUARE FEET (0.041 ACRES). SAID TRACT BEING THE SOUTHERN 15 FEET OF CARFARE DRIVE (30 FOOT RIGHT-OF-WAY AS SHOWN IN PLAT BOOK 4 PAGE 10). CLOSURE RECORDED IN DEED BOOK 2479 PAGE 3345 AND REFERENCE DEED BOOK 3735 PAGE 1720. SUBJECT TO RIGHT-OF WAY OF UNIVERSITY BOULEVARD.

Exhibit B

Permitted Exceptions

1. Taxes or assessments for the year 2023, and subsequent years, not yet due or payable.
2. The following matters disclosed by that survey entitled "ALTA/NSPS Land Title Survey Prepared For ONSC W-S, LLC" by Kim R. Lilly, P.L.S. of Regional Land Surveyors, Inc., dated July 11, 2023 (the "Survey"): (a) Service utilities
3. Any discrepancy in the quantity of the area, square footage, or acreage of the Property or of any improvement to the Property.
4. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 4, page 10.
5. Permanent Utility Easement to the Department of Transportation recorded in Book 3680, page 1299, and as shown on the Survey. (As to Tract A)