

2023023600 00084

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$750.00

PRESENTED & RECORDED
07/13/2023 01:40:42 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3763

PG: 854 - 857

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$750.00

Block 6083, Lot 008

PIN 6834-39-5851.000

Grantor Address: 1005 Salem Cove Court
Clemmons, NC 27012

Grantee's Address: 1533 South Main Street
Winston-Salem, NC 27127

This instrument was prepared by: R. Brandt Deal-No title search

Recording Requested by: Kilpatrick Townsend & Stockton LLP

Brief Description for the Index: .4652 acres +/-

This Deed made this 13 day of July, 2023, by and between

GRANTOR: HLR Investments, LLC a North Carolina limited liability company

GRANTEE: UNCSA Foundation Management, LLC a North Carolina limited liability company

The designation Grantor and Grantee 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.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

All or a portion of the property herein conveyed 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 the Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor is 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 Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

See **EXHIBIT B** attached hereto and made a part herof.

Submitted electronically by Kilpatrick Townsend & Stockton LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the undersigned Limited Liability Company Grantor has caused this instrument to be signed in its limited liability company name by its duly authorized managing member, and has adopted as its seal the word (SEAL) appearing at or beside its name and the signature the day and year first above written.

HLR Investments, LLC a North Carolina limited liability

By: Henry L. Russ, Jr. (SEAL)
Henry L. Russ, Jr., Managing Member

NORTH CAROLINA - FORSYTH COUNTY

I, R Brandt Deal, a Notary Public of Forsyth County, North Carolina, certify that Henry L. Russ, Jr. Managing Member personally appeared before me this day and acknowledged that he is Managing Member of HLR Investments, LLC a North Carolina limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

Witness my hand and official stamp or seal, this 13 day of July, 2023.

My Commission Expires: _____
R Brandt Deal
NOTARY PUBLIC
(SEAL STAMP)
Forsyth County, NC
My Commission Expires September 29, 2025

R Brandt Deal Notary Public

EXHIBIT "A"

Beginning at an iron in the east right-of-way line of South Main Street, at the northwest corner of property heretofore conveyed to Thomas H. and wife, V. G. Blake by deed recorded in Book 1126, Page 937, Forsyth County Registry; running thence with said right-of-way line North 05° 49' 19" West 88.40 feet to an iron at the southernmost corner of property now or formerly owned by Mary Bailey; thence with the northwest line of said Bailey property, and falling in with the northwest line of property heretofore conveyed to So. States Co-Op by deed recorded in Book 1531, Page 901, Forsyth County Registry, North 43° 29' 30" East 48.04 feet to an iron near the centerline of an abandoned sanitary sewer easement, a common corner with said property of So. States Co-Op; thence with a southwest line of said property of So. States Co-Op South 36° 05' 39" East 24.03 feet to an iron marking the centerline of an alley which has been officially closed; thence with said centerline North 65° 45' 37" East 107.57 feet to an iron; thence continuing with said centerline North 65° 33' 11" East 10.02 feet to an iron; thence crossing said closed alley South 23° 58' 30" East 7.42 feet to an iron marking the south line of said alley (now officially closed); thence with the line of property conveyed to N.C.S.A. - Arts Assoc. by deed recorded in Book 1434, Page 723, the following four (4) courses and distances: South 23° 40' 40" East 61.69 feet to an iron; South 23° 29' 44" East 50.00 feet to an iron; South 65° 51' 34" West 50.07 feet to an iron; and South 21° 32' 17" East 5.05 feet to an iron at the northeast corner of the aforesaid property of Thomas H. and wife V. G. Blake; thence with the north line of said Blake property South 83° 21' 36" West 150.35 feet to the point and place of Beginning, containing 0.4652 acres, more or less, as shown on map entitled "Sun Printing Company", prepared by Brady Surveying Company, P.A., and dated March 4, 1987.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023, and subsequent years, not yet due and payable.
2. Easement(s) to Duke Energy recorded in Plat Book 2317 at Page 666.
3. Easement(s) to Department of Transportation recorded in Book 2247 at Page 3145.
4. Those matters as disclosed by that certain survey entitled UNCSA Foundation, Inc., prepared by Allied Associates, P.A., bearing the seal and certification of David K. Alley, PLS, dated 01/09/2023, as follows:
 - a. Monitoring well
 - b. Overhed utility
 - c. Utility pole
 - d. Guy wire
 - e. Gravel area
 - f. Block wall
 - g. Reciprocal access