

**2023024961 00128**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$2500.00**

PRESENTED & RECORDED  
07/24/2023 03:18:33 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3764**  
**PG: 3557 - 3559**

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## NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Steven H. Bouldin, a licensed North Carolina attorney.  
Return to: The Cassarino Law Firm, PLLC, 445 S. Main Street, Suite 400, Davidson, NC 28036  
Grantor's address: P.O. Box 61, Jamestown, NC 27282  
Grantee's address: 222 W Las Colinas Blvd., Suite 1650E, Las Colinas, TX 75039  
Tax Parcel No. 6844-36-8589.000  
Street Address: 1539 Waughtown Street, Winston-Salem, NC 27107  
Excise Tax: \$2,500.00 The premises described below does not include the primary residence of a grantor.  
Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.

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**THIS DEED**, made this 24 day of July, 2023, between **M&M Buggy Factory, LLC**, a North Carolina limited liability company (the "Grantor"), and **LS Waughtown, LLC**, a Delaware limited liability company (the "Grantee");

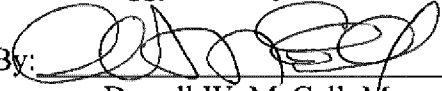
**WITNESSETH**, that the Grantor, for a valuable consideration paid by the Grantee, receipt of which is acknowledged, hereby grants, bargains, sells and conveys unto the Grantee and its successors and assigns, in fee simple, the lands (the "Premises") situated Forsyth County, North Carolina, described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

**TO HAVE AND TO HOLD** the Premises and all privileges and appurtenances thereunto belonging, unto the Grantee and its successors and assigns, in fee simple forever.

**AND THE GRANTOR** covenants with the Grantee that the Grantor has done nothing to impair such title as it was received, and that it will warrant and defend such title to the Premises against the lawful claims of all persons claiming by, through or under it, subject to the following exceptions: (1) street and utility easements and rights of way of record, or visible upon the Premises; (2) applicable restrictive covenants of record; (3) ad valorem real property taxes for the year 2023 which shall be prorated between the parties as of the closing date; and (4) zoning and building laws, rules, regulations and ordinances.

IN TESTIMONY WHEREOF, the Grantor has executed this deed, by authority duly granted, on the date first stated above.

M&M Buggy Factory, LLC

By:   
Darrell W. McCall, Manager

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NORTH CAROLINA

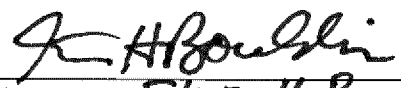
GUILFORD COUNTY

OFFICIAL SEAL  
Notary Public, North Carolina  
COUNTY OF GUILFORD  
STEVEN H. BOULDIN

I 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: Darrell W. McCall, Manager.

(Official Seal)

Date: July 19, 2023

  
Print Name: Steven H. Bouldin  
My Commission Expires: 4-26-2025

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## Exhibit A

Winston-Salem Township  
Forsyth County

**COMMENCING** at an Existing Iron pin located in the northern right of way of Waughtown Street being also the Southwestern corner of the Irma Avarado property as described in Deed Book 2151, Page 3243 of the Forsyth County Registry and being also known as Tax Lot 112, Block 1750 and running North 00 deg. 30' 05" East 165.33 feet to an existing iron pin; running thence North 89 deg. 11' 17" East 46.84 feet to an existing iron pin; ; running thence North 00 deg. 20' 35" West 154.54 feet to an Iron pin placed; running thence North 86 deg. 25' 35" East 142.94 feet to an existing iron pin; running thence North 01 deg. 36' 14" West 297.07 feet to a nail found; running thence south 88 deg. 36' 57" West 270.09 to a nail placed in the Eastern right of way of Pleasant Street; running thence along Pleasant Street North 01 deg. 19' 49" West 25 feet to an existing iron pin; running thence along the asphalt driveway North 88 deg. 39' 25" East 149.84 feet to an existing iron pin; running thence North 01 deg. 15' 57" West 269.20 feet to an iron pin placed; running thence North 28 deg. 38' 25" East 20.50 feet to an existing iron pin; running thence South 67 deg. 28' 50" East 549.82 feet to an existing Iron pin; running thence South 47 deg. 08' 48" East 110.32 feet to a point: running thence North 80 deg. 14' 47" East 150.15 feet to an existing iron pin in the western right of way of Marble Street; running thence on the arc of a curve to the right having a radius of 595.55 feet and a chord bearing South 5 deg. 29' 12" East a chord distance of 62.50 feet; running thence North 89 deg. 56' 56" West 141.34 feet to a flat bar; running thence South 00 deg. 18' 00" West 569.35 feet to an existing iron pin in the Southwestern corner of the G. Scott Wade, et ux property as described in Deed Book 2343, Page 237 of the Forsyth county registry and also being known as Tax Block 1750, Lot 085 and said pin being in the Southeastern corner of the Green Power America, LLC property as described in Deed Book 2999, Page 1060 of the Forsyth County registry and running thence along the right of way of Waughtown Street on the arc of a curve to the left having a radius of 1,010.90 feet, a chord bearing distance of South 81 deg. 49' 22" West a chord distance of 262.05 feet to a point: running thence South 88 deg. 35' 02" West 305.40 feet to the point and place of beginning and containing 10.34960 acres, more or less, and being all of that property as shown in the survey for Nissen Wagon Works Properties, LLC dated November 7, 2012 by Thomas A. Riccio and Associates by Thomas A. Riccio RLS License No. 2815 reference to which is made for a more particular description.

**SAVE AND EXCEPT FROM THE FOREGOING PARCEL**, the following lands conveyed to the City of Winston-Salem under the following instruments: general warranty deed recorded in Book 3189, Page 1158 corrected at Book 3195, Page 371.

**TOGETHER WITH** the grantor's right, title and interest under the Grant of Easement recorded in Book 3189, Page 1162 and Deed of Easement recorded in Book 1223, page 1796.

For prior deed reference, see Deed Book 3631, Page 3965, Forsyth County Registry.