

2023043930 00179

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$2800.00

PRESENTED & RECORDED

12/29/2023 04:45:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3787

PG: 3159 - 3162

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$2,800.00

Parcel Identifier No. 6825-78-1636.00 Verified by Forsyth County on the ____ day of _____, 2023

By: _____

Prepared by/Return to: Jennifer N. Fountain, Esq. Isaacson Sheridan, 804 Green Valley Road, Suite 200, Greensboro, NC 27408
 (without benefit of title examination)

Brief description for the Index: 901 Reynolda Road, Winston SalemTHIS DEED made this 29th day of December, 2023, by and between:

GRANTOR	GRANTEE
PIEDMONT PROPERTIES OF NC, LLC, a North Carolina limited liability company 114 N. Elm Street, Suite 208 Greensboro, NC 27401	WOODS REAL ESTATE HOLDINGS, LLC, a North Carolina limited liability company 1063 W. Northwest Blvd Winston Salem, NC 27101

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 does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herewith.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3257, Page 732.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____, Page _____.

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, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

All easements, rights-of-way, covenants and restrictions of record, and ad valorem taxes not yet due.

The property which is the subject of this instrument is subject to the Notice of Residual Petroleum and certain land use restrictions therein recorded in Book 3737, Page 3216, Forsyth County Register of Deeds.

Submitted electronically by "Riney Law Firm, PLLC"
 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 Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR

PIEDMONT PROPERTIES OF NC, LLC

BY:

Shauna Rockson
SHAUNA ROCKSON, Manager

State of california
County of San Diego

I, the undersigned Notary Public of the County and State aforesaid, certify that Shauna Rockson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 20th day of DEC, 2023.

My Commission Expires: MAY 13' 2027
(Affix Seal)

S.B. Notary Public
Notary's Printed or Typed Name

See attached sheet
for Notary
SUDHA PATEL
(Notary Public)

S.B.

12/20/2023

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

S.S.

On Dec 20, 2023 before me, Sudha J. Patel (Notary Public)

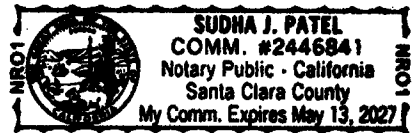
personally appeared Shagun Rockson

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SJP



OPTIONAL INFORMATION

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of N/C Special Warranty Deed containing 3 pages, and dated 12/20/2023.

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)
☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

EXHIBIT A
Legal Description

Reynolda Road/Northwest Boulevard

BEING a certain tract or parcel of land located in Winston Township, Forsyth County, North Carolina and being more particularly described as follows:

Beginning at an iron rebar in the northwesterly right of way of Northwest Boulevard said rebar marking the southeastern corner of property now or formerly owned by Peregrine Associates as recorded in Deed Book 1967, Page 3618 Forsyth County Registry said iron rebar being located the following two (2) courses and distances from the intersection of the northwesterly right of way of Northwest Boulevard and the northeasterly right of way of Reynolda Road: (i) North 49° 20' 00" East 198.69 feet and (ii) North 49° 14' 01" East 49.96 feet, the point and place of beginning; running thence from said beginning point along the northwesterly right of way of Northwest Boulevard South 49° 14' 01" West 49.96 feet to an existing iron pipe; thence continuing along the northwesterly right of way of Northwest Boulevard South 49° 20' 00" West 198.69 feet to a new pipe at the intersection of the northwesterly right of way of Northwest Boulevard and the northeasterly right of way of Reynolda Road; thence along the northeasterly right of way of Reynolda Road along a curve to the right having a radius of 5.00 feet an arc distance of 8.06 feet a chord bearing and distance North 84° 28' 05" West 7.22 feet to a new pipe; thence continuing further along the northeasterly right of way of Reynolda Road North 38° 16' 09" West 92.69 feet to a new pipe in the southern right of way of a 100' right of way of Southern Railway; thence along the southern line of a 100' right of way of Southern Railway along a curve to the right having a radius of 2,977.50 feet an arc distance of 139.00 feet a chord bearing and distance North 47° 59' 46" East 138.98 feet to a point; thence continuing along the southern line of a 100' right of way of Southern Railway North 49° 20' 00" East 111.06 feet to an iron pipe set in the southern line of property now or formerly owned by Peregrine Associates as recorded in Deed Book 1967, Page 3618 Forsyth County Registry; thence along the southern line of Peregrine Associates South 40° 31' 47" East 100.98 feet to a rebar in the northwesterly right of way of Northwest Boulevard, the point and place of beginning, containing 0.58073 acres, more or less, in accordance with a survey prepared for JDL Castle Corporation of Summit Street Extension and Farmers Cooperative Whse Co. Property by Thomas A. Riccio, Professional Land Surveyor, dated January 16, 2008, drawing number 08008.