

2024000480 00077FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3600.00PRESENTED & RECORDED
01/05/2024 12:11:42 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3788
PG: 913 - 916**NORTH CAROLINA SPECIAL WARRANTY DEED****Excise Tax:** \$3,600.00.**Tax Parcel Number:** 6815-41-6586.000**This instrument was prepared by:** Phillips Workman, a licensed North Carolina attorney. Deed preparation only – no title opinion rendered.**Return to:** Haynsworth Sinkler Boyd, P.A., One North Main Street, 2nd Floor, Greenville, South Carolina 29601**Mail Tax Bill to:** 3010 W. DeLeon Street, Tampa, FL 33609**Brief description for the Index:** 210 Charlois Blvd, Winston Salem, NCTHIS DEED made this 5th day of January, 2024 by and between:

GRANTOR	GRANTEE
BLUE SPACE, LLC, a North Carolina limited liability company 120 Club Oaks Ct., Suite 200 Winston-Salem, NC 27104	210 CHARLOIS NC LLC, a North Carolina limited liability company 3010 W. DeLeon Street Tampa, FL 33609

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 OF GRANTOR'S INTEREST IN that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed at Book 2939, Page 1871, Forsyth County Registry.

THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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.

Submitted electronically by "BELL, DAVIS & PITT, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any, and current year ad valorem taxes.

[Remainder of page intentionally left blank – signature page follows]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

BLUE SPACE, LLC, a
North Carolina limited liability company

By: [Signature] (SEAL)
Name: David B. Gilbert
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jackie Elaine Jones, a Notary Public for the County of Stokes and State of North Carolina, do hereby certify that David B. Gilbert, as Manager of Blue Space, LLC, a North Carolina limited liability company, either being personally known to me or proven by satisfactory evidence (said evidence being driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 3rd day of January, 2024.

[Signature]
Notary Public
Print Name: Jackie Elaine Jones
My Commission Expires: 3/2/2028

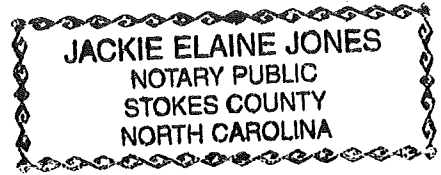


EXHIBIT "A"
PROPERTY DESCRIPTION

Lying and being situate in Forsyth County, North Carolina, and being more particularly described as follows:

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 stake in the western right of way line of Charlois Boulevard, said iron stake being the northeastern-most corner of Home Builders Association of Winston-Salem, Inc. recorded in Book 1298 at page 1667 in the Office of the Register of Deeds of Forsyth County, North Carolina; running thence with the northernmost line of the Home Builders Association of Winston-Salem, Inc. South 60° 09' 51" West 213.45 feet to an iron stake in the right of way line of the ramp leading from Silas Creek Parkway to I-40 East; running thence with said right of way line on a curve to the right, said curve having a radius of 545.47 feet, an arc distance of 280.70 feet and a chord call and distance of North 17° 00' 21" West 277.61 feet to an iron stake; continuing thence with said right of way North 03° 33' 10" East 15.21 feet to an iron stake, a corner of Guardian Realty Investments, Inc.; running thence with the southernmost line of Guardian Realty Investments, Inc. South 87° 21' 29" East 220.54 feet to an iron stake in the western right of way line of Charlois Boulevard; running thence with said right of way line on a curve to the left, the radius of the curve being 424.46 feet, having an arc distance of 171.53 feet and having a chord call and distance of South 15° 21' 04" East 170.37 feet to an iron stake, the point and place of beginning, containing 51,204.368 square feet, more or less, containing 1.1755 acres, more or less, and being in accordance with a survey dated May 5, 1981 by John G. Bane, Registered Land Surveyor, and being a part of property known as Stratford Executive Park, Section 3 as recorded in Plat Book 25, page 120 in the Office of the Register of Deeds of Forsyth County, North Carolina.