

2024001031 00054

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
 01/11/2024 01:14:59 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3788
PG: 3760 - 3764

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identifier No. 6838-14-5582 Verified by _____ County on the ____ day of __, 2024
 By: _____

This instrument was prepared by and return to: James B. Haynes
Brooks, Pierce, McLendon, Humphrey & Leonard, L.L.P., P.O. Box 26000, Greensboro, NC 27420

Brief description for the Index: 0 Fairway Forest Drive, Winston-Salem, NC

THIS DEED made this 10th day of January, 2024, by and between:

GRANTOR	GRANTEE
<p>JAAJK, LLC, a North Carolina Limited Liability Company</p> <p><i>Mailing Address:</i> P.O. Box 953 Colfax, NC 27235</p>	<p>FAIRWAY FOREST LLC, a North Carolina Limited Liability Company</p> <p><i>Mailing Address:</i> 110-A Shields Park Drive Kernersville, NC 27284</p>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation of Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by the context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the sufficiency and receipt of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee, in fee simple, all that certain real property described as follows (hereinafter referred to as the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Submitted electronically by "Brooks Pierce"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3726, Page 4252 of the Forsyth County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants Grantee that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend such title against the lawful claims of all persons claiming by, under or through Grantor, except for easements, restrictions, rights of way of record, if any, and ad valorem property taxes for the current year.

[Remainder of page intentionally left blank; Signatures to follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its company name by its duly authorized Manager, the day and year first above written.

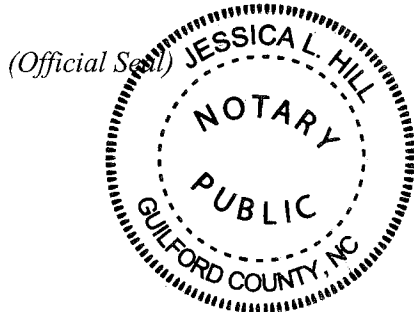
JAAJK, LLC
a North Carolina limited liability company


By: 
Brian A. Hall, Manager

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Brian A. Hall**.

WITNESS my hand and official seal, this 10 day of January, 2024.




Notary's Official Signature
Jessical Hill
Notary's Printed or Typed Name

My commission expires: 5/12/27

EXHIBIT A
PROPERTY DESCRIPTION

Being a parcel of land located in Winston-Salem Township, Winston-Salem, Forsyth County, North Carolina as described in Deed Book 2993 Page 2751 as recorded in Register of Deeds of Forsyth County and being further described as:

Beginning at an 1-1/4 inch iron pipe found at the base of a persimmon tree, being in the Northeast boundary line of Lot 8 of Plat Book 35 Page 133 and the property of Patricia Ann Wiseman as recorded in Deed Book 2678 Page 2160 in said registry, said iron pipe having NC grid 83(2011) coordinates of N: 883,755.32 E: 1,631,241.05, said persimmon tree pipe also being in the Northeast line of Lot 1 of Deed Book 124 Page 588 recorded in said registry; thence with the said Eastern line of Lots 8, 9 and 10 of Plat Book 8 Page 35, North 01°28'06" West a total distance of 244.19 feet to an 1/2 inch rebar found, crossing over an 1/2 inch iron pipe found at 30.32 feet, a 3/4 inch iron pipe found at 137.34 feet; thence with the eastern boundary line of Katherina Pryor as recorded in Deed Book 3535, Page 4418 in said registry and Fleming A. El Amin and wife, Cassandra A. El Amin as recorded in Deed Book 2137, Page 242, North 02°59'06" West a total distance of 478.41 feet to an 1/2 inch iron pipe found at the southeast corner of Lot 9 of Plat Book 25 Page 179 recorded in said registry, crossing over an 1/2 inch pipe found at 228.42 feet; thence with the eastern line of Plat Book 25, Page 176, Lots 9, 8, 7 and a portion of Lot 6, North 05°37'17" East a total distance of 350.26 feet to a 1/2 inch rebar found, crossing over an 1 inch iron pipe found at 116.55 feet, a 3/4" iron pipe found at 231.97, an 1/2" rebar found at 347.02 feet; thence with the southern property line of Henry D. Borggreen, II and wife, Patricia A. Borggreen as recorded in Deed Book 2713, Page 684 in said registry, South 89°46'59" East a distance of 185.97 to an 1/2 inch rebar found; thence continuing with said Borggreen line along a curve to the left having a radius of 225 feet and chord bearing North 53°42'10" West and chord distance 247.15 feet to an 1/2" rebar found; thence continuing with said Borggreen line, North 87°05'25" West a distance of 155.64 feet to an 1/2 inch iron pipe set in the eastern margin of Novack Street (60 foot right-of-way); thence with said margin, North 04°57'58" East a distance of 50.03 feet to an 1/2 inch iron pipe found; thence with the southern line of ALTA Asset Company as recorded in Deed Book 3497 Page 352 Tract 11, in said registry, the following three (3) courses:

- 1) South 87°05'25" East a distance of 153.94 feet to an 1/2 inch rebar found.
- 2) Along a curve to the right having a radius of 275.00 feet, chord bearing South 66°26'31" East and chord distance 192.87 feet to an 1/2 inch iron pipe found (bent);
- 3) North 44°14'58" East a distance of 146.10 feet to an 1/2 inch rebar found in the southern boundary line of Jonathan E. Bacon and Blaire Danielle Collins as in Deed Book 3552 Page 2787 in said registry.

Thence with said boundary line of Bacon, South 89°07'05" East a distance of 176.85 feet to an 1/2 inch pipe set; thence with the western boundary of Plat Book 49 Page 195 Lots 23, 24 and 25 as recorded in said registry, South 00°02'09" East a total distance of 152.11 feet to an 1/2 inch rebar found, crossing over an 1/2 inch rebar found at 11.50 feet, and an 1/2 inch rebar found at 82.23 feet; thence with the southern line of said Lot 25, South 81°20'45" East a distance of 221.57 feet to an 1/2 inch rebar found in the western margin of Fairway Forest Drive (50' Public Right-of-Way) as

recorded in Plat Book 52, Page 139 in said registry; thence with said margin the following three (3) courses:

- 1) A curve to the left having a radius of 275.00 feet and chord bearing of South 12°26'53" East and a chord distance of 44.47 feet to an ½ inch iron pipe set;
- 2) South 22°18'07" East a distance of 50.00 feet to an ½ inch iron pipe set;
- 3) A curve to the left having a radius of 275.00 feet and chord bearing of South 40°06'18" East and a chord distance of 120.20 feet to an ½ inch rebar found;

Thence with the western boundary line of Lot 88 of said Plat Book 52, Page 139, South 35°36'24" West a distance of 225.31 feet to an ½ inch rebar found (bent); thence continuing along the boundary line of said Lot 88, South 89°04'10" East a distance of 135.12 feet to an ½ inch iron pipe found inside an 1-1/4" iron pipe found; thence with the western boundary line of Maria C. Cook as recorded in Deed Book 2043 Page 3257 in said registry, South 01°39'38" East a distance of 416.77 feet to an ½ inch rebar found; thence with the southern boundary line of said Cook, South 89°00'03" East a distance of 417.39 feet to an ½ inch iron pipe found; thence with the western boundary line of Tabatha G. Desrosiers, also known as Tabatha G. Durick as recorded in Deed Book 3303 Page 569 and Deed Book 3578 Page 2537 in said registry, the following two (2) courses:

- 1) South 01°26'33" East a distance of 120.06 feet to an ½ inch iron pipe found;
- 2) South 01°40'27" East a total distance of 202.48 feet to an ½ inch iron pipe set, passing over an ½ inch iron pipe found and an one inch iron pipe found at 201.70 feet;

Thence with the northern boundary of Plat Book 55 Page 57, Plat Book 68 Page 187, Plat Book 69 Page 42, Plat Book 69 Page 94 and Plat Book 70 Page 77 and Summit Pointe Partners, Inc., as recorded in Deed Book 2762, Page 3013 and Deed Book 3422, Page 4390, recorded in said registry and said Plat Book 35, Page 133, Lot 8, North 89°37'37" West a total distance of 1,215.54 feet, passing over ½ inch rebar found at 147.18 feet, 324.46 feet, 365.52 feet, 406.67 feet, 447.82 feet, 489.04 feet, 530.18 feet, 571.41 feet, 612.58 feet, 664.90 feet and 714.96 feet to the point of beginning and containing 24.219 acres (1,054,974 square feet).

Property address: 0 Fairway Forest Drive, Winston-Salem, NC 27105