



2024008291 00149

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$3225.00

PRESENTED & RECORDED:
03-18-2024 03:55:37 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3797
PG: 2518-2522

Instrument prepared by and
after recording, return to:

Frost Brown Todd LLP
400 West Market Street, Suite 3200
Louisville, Kentucky 40202
Attn: Joshua D. Brock, Esq.

Tax Parcel ID No.: 6829-20-8910
Transfer Tax \$3,225.00

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

SPECIAL WARRANTY DEED

THIS DEED made this 15 day of March, 2024, by and between:

GRANTOR	GRANTEE
Quick Lube GAS Tenant, LLC, a North Carolina limited liability company 200 Queens Road, Suite 300 Charlotte, North Carolina 28204	GTY Auto Service, LLC, a Delaware limited liability company 292 Madison Ave, 9th Floor New York, New York 10017

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

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by Grantee at and before the execution, sealing and delivery hereof, and other good and

Original to: B Deal

valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee, and the successors, legal representatives and assigns of Grantee, all that tract or parcel of land lying and being in the City of Winston-Salem, Forsyth County, North Carolina, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference together with all applicable appurtenances thereto (the "**Property**").

The Property was acquired by Grantor by Deed recorded in Book 3762, Page 4377 on July 12, 2023, in the Register of Deeds of Forsyth County.

No portion of the property herein conveyed includes the primary residence of 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.

SUBJECT TO (i) any tenant's leasehold interest in the Property, (ii) ad valorem taxes for the current and subsequent years, and (iii) all matters of record (such matters, collectively, the "**Permitted Exceptions**").

And the Grantor covenants with the Grantee, that Grantor has not done or suffered to be done any act, matter or thing whatsoever, to impair such title as Grantor received; that it will warrant and defend the title against the lawful claims of all other persons claiming by, under or through Grantor, other than the Permitted Exceptions.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused its duly authorized representatives to execute, seal and deliver this indenture, as of the day and year first written above.

GRANTOR:

QUICK LUBE GAS TENANT, LLC, a North Carolina limited liability company

By: Quick Lube of Carolina, LLC, a North Carolina limited liability company, Manager

By: EB Partners, LLC, a North Carolina limited liability company, Manager

By: Thomas C Ewing (Seal)
Name: Thomas C. Ewing, Jr.
Title: Manager

STATE OF NORTH CAROLINA)

COUNTY OF MECKLENBURG)

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas C. Ewing, Jr.

Date: March 14, 2024

Cynthia L. Dinan
Official Signature of Notary

Cynthia L. Dinan
Notary's printed or typed name, Notary Public
My commission expires: 7/27/25

(Official Seal)

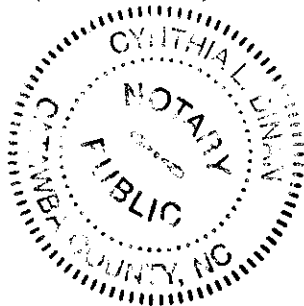


EXHIBIT A

(Legal Description)

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

TRACT A:

BEGINNING AT A ¾" IRON PIPE FOUND, NC GRID NAD83 {NSRS2011} NORTHING 891,002.83 FEET, EASTING 1,622,720.96 FEET IN THE SOUTHERN PROPERTY LINE OF NOW OR FORMERLY, PARKWAY PLACE I AND II, LLC (DB 3176 PG 2812); THENCE NORTH 70° 38' 03" EAST 119.86 FEET TO A ½" IRON PIPE SET; THENCE ALONG A LINE, AT OR NEAR THE WESTERN MARGIN OF THE PUBLIC RIGHT-OF-WAY OF UNIVERSITY PARKWAY SOUTH 19° 20' 03" EAST 164.92 FEET TO A ½" IRON PIPE SET; THENCE SOUTH 70° 40' 31" WEST 119.72 FEET TO A ½" IRON PIPE FOUND; THENCE NORTH 19° 23' 00" WEST 164.84 FEET TO A ¾" IRON PIPE FOUND, THE POINT AND PLACE OF BEGINNING, CONTAINING 0.453 ACRES, MORE OR LESS, AS SHOWN ON THAT BOUNDARY AND TOPOGRAPHICAL SURVEY FOR SIMPSON COMMERCIAL REAL ESTATE DATED SEPTEMBER 12, 2022, REVISED ON NOVEMBER 21, 2022 AND PREPARED BY KIM R. LILLY, PLS.

BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIPE FOUND HAVING NC GRID (NAD83) COORDINATES OF N: 890,847.25 E: 1,622,775.49 AND BEING IN THE NORTHERN BOUNDARY LINE OF ONSC W-S, LLC AS DESCRIBED IN DEED BOOK 3678, PAGE 755 AND BEING LOT 2 OF PLAT BOOK 3678, PAGE 755 AND BEING LOT 2 OF PLAT BOOK 75, PAGE 33 AS RECORDED IN FORSYTH COUNTY REGISTER OF DEEDS, SAID ½ INCH IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF PARKWAY PLACE I AND II, LLC AS RECORDED IN DEED BOOK 3179, PAGE 2812, TRACT 3 AND PLAT BOOK 29, PAGE 43 IN SAID REGISTRY THENCE ALONG THE EASTERN BOUNDARY LINE OF SAID PARKWAY PLACE NORTH 19° 23' 00" WEST A DISTANCE OF 164.84 FEET, CROSSING OVER A ½ INCH IRON PIPE FOUND AT 15.00 FEET, TO A ¾ INCH IRON PIPE FOUND; THENCE NORTH 70° 38' 03" EAST A DISTANCE OF 119.86 FEET TO A ½ INCH IRON PIPE FOUND IN THE WESTERN MARGIN OF UNIVERSITY PARKWAY (100 FOOT PUBLIC RIGHT-OF-WAY); THENCE WITH SAID MARGIN OF UNIVERSITY PARKWAY SOUTH 19° 20' 03" EAST A DISTANCE OF 164.92 FEET TO A ½ INCH IRON PIPE FOUND, THE NORTHEAST CORNER OF STEVE H. COE AND WIFE, BETTY R. COE AS DESCRIBED IN DEED BOOK 2789 PAGE 17 IN SAID REGISTRY; THENCE WITH SAID COE BOUNDARY LINE SOUTH 70° 40' 31" WEST A DISTANCE OF 119.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,751 SQUARE FEET (0.423 ACRES). SAID TRACT ALSO BEING KNOWN AS LOTS 1, 2, 3, 4, 5 AND 6, BLOCK F, PLAT BOOK 4 PAGE 10 RECORDED IN SAID REGISTRY AND THE NORTHERN MOST 15 FEET OF FORMER CARFARE DRIVE, SUBJECT TO RIGHT-OF-WAY OF UNIVERSITY BOULEVARD.

TRACT B:

BRINGING AT A ¼" REBAR FOUND LOCATED AT OR NEAR THE WESTERN MARGIN OF THE PUBLIC RIGHT-OF-WAY OF UNIVERSITY PARKWAY, ALSO BEING THE NORTHEAST CORNER OF NOW OR FORMERLY, ONSC WS, LLC (DB 3678 PG 755) SOUTH 70" 41' 57" WEST 119.70 FEET TO A ½" BENT IRON PIPE FOUND; THENCE NORTH 19" 23' 00" WEST 15.00 FEET TO AN ½" IRON PIPE FOUND; THENCE NORTH 70" 40' 31" EAST 119.72 FEET TO A ½" IRON PIPE SET; THENCE SOUTH 19" 20' 03" EAST 15.05 FEET TO A ¼" REBAR FOUND, THE POINT AND PLACE OF BEGINNING, CONTAINING 0.041 ACRES, MORE OR LESS, AS SHOWN ON THAT BOUNDARY AND TOPOGRAPHICAL SURVEY FROM SIMPSON COMMERCIAL REAL ESTATE DATED SEPTEMBER 12, 2022, REVISED ON NOVEMBER 21, 2022 AND PREPARED BY KIM R. LILLY, PLS.

BEING ALSO DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIPE FOUND HAVING NC GRID (NAD83) COORDINATES OF N: 890,847.25 E: 1,622,775.49 AND BEING IN THE NORTHERN BOUNDARY LINE OF ONSC W-S, LLC AS DESCRIBED IN DEED BOOK 3678, PAGE 755 AND BEING LOT 2 OF PLAT BOOK 75, PAGE 33 AS RECORDED IN FORSYTH COUNTY REGISTER OF DEEDS, SAID ½ INCH IRON PIPE ALSO BEING THE SOUTHWEST CORNER OF PARKWAY PLACE I AND II, LLC AS RECORDED IN DEED BOOK 3179, PAGE 2812, TRACT 3 AND PLAT BOOK 29 PAGE 43 IN SAID REGISTRY AND BEING THE SOUTHWEST CORNER OF STEVE H. COE OR BETTY R. COE AS RECORDED IN DEED BOOK 2901 PAGE 258 RECORDED IN SAID REGISTRY, THENCE WITH THE SAID BOUNDARY LINE OF COE, NORTH 70" 40' 31" EAST A DISTANCE OF 119.72 FEET TO A ½ INCH IRON PIPE FOUND IN THE WESTERN MARGIN OF UNIVERSITY PARKWAY (100 FOOT PUBLIC RIGHT-OF-WAY); THENCE WITH SAID MARGIN OF UNIVERSITY PARKWAY SOUTH 19" 20' 03" EAST A DISTANCE OF 15.05 FEET TO A #2 REBAR FOUND; THENCE WITH SAID NORTHERN BOUNDARY LINE OF SAID ONSC W-S, SOUTH 70" 41' 57" WEST A DISTANCE OF 119.70 FEET TO A ½ INCH IRON PIPE FOUND; THENCE NORTH 19" 23' 00" WEST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,799 SQUARE FEET (0.041 ACRES). SAID TRACT BEING THE SOUTHERN 15 FEET OF CARFARE DRIVE (30 FOOT RIGHT-OF-WAY AS SHOWN IN PLAT BOOK 4, PAGE 10). CLOSURE RECORDED IN DEED BOOK 2479 PAGE 3345 AND REFERENCE DEED BOOK 3735 PAGE 1720 SUBJECT TO RIGHT-OF-WAY OF UNIVERSITY BOULEVARD.

EASEMENT TRACT:

TOGETHER WITH EASEMENTS CONTAINED OR CONVEYED IN THAT CERTAIN DECLARATION OF EASEMENTS RECORDED IN BOOK 3762, PAGE 3804, FORSYTH COUNTY REGISTRY.