

**2024013144 00049**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$8400.00**

PRESENTED & RECORDED  
 04/26/2024 10:31:20 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3803**  
**PG: 2501 - 2505**

## NORTH CAROLINA SPECIAL WARRANTY DEED

**Excise Tax: \$8,400.00**

Parcel Identifier No. 6824-60-1348.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2024  
 By: \_\_\_\_\_

This instrument was prepared by and return to:  
 Brooks, Pierce, McLendon, Humphrey & Leonard, L.L.P. (JBH, without benefit of title examination)  
 P.O. Box 26000, Greensboro, NC 27420

Brief description for the Index: Arbor Pointe Apartments

THIS DEED made this 26th day of April, 2024, by and between:

GRANTOR	GRANTEE
<p><b>ECA SALISBURY COURT, LLC,</b>            a Delaware limited liability company</p> <p><i>Mailing Address:</i>            7208 Falls of Neuse Rd.            Raleigh, NC 27614</p>	<p><b>ARBOR POINTE OWNER, LLC,</b>            A North Carolina limited liability company</p> <p><i>Mailing Address:</i>            1600 Twiford Place            Charlotte, NC 28207</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.**

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

Submitted electronically by "Isaacson Isaacson Sheridan Fountain & Leftwich, LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3750, Page 3654 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 with 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 the matters set forth on **EXHIBIT B** attached hereto and made a part hereof by reference.

*[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.

ECA SALISBURY COURT, LLC  
a Delaware limited liability company

By: ECA Woodlawn, LLC  
a North Carolina limited liability company  
its Manager

By: ECA General Partnership, LLC  
a North Carolina limited liability company  
its Managing Member

By:   
Michael Edwin Garland, Manager

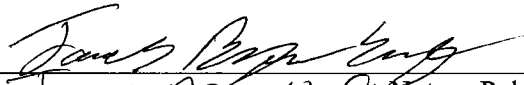
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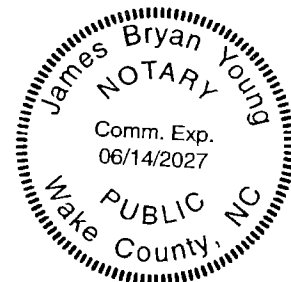
State of North Carolina - County of Wake

I, the undersigned Notary Public, do hereby certify that the following person(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument: Michael Edwin Garland.

Witness my hand and Notarial stamp or seal, this 24<sup>th</sup> day of April, 2024.

My Commission Expires: 06/14/2027  
(Affix Seal)

  
James Bryan Young Notary Public  
Notary's Printed or Typed Name



**EXHIBIT A**

## Legal Description

BEGINNING at an existing iron pipe within the right-of-way of Old Salisbury Road, said iron pipe being located South 88 deg. 21' 13" West 3.50 feet from a point in the northwest corner of property now or formerly owned by Marie Kimel (Tax Lot 113-B) and in the eastern right-of-way line of Old Salisbury Road; running thence from said beginning point North 00 deg. 40' 34" East 138.39 feet to a point in the southerly right-of-way line of Old Salisbury Court; running thence along the right-of-way of Old Salisbury Court (a) South 88 deg. 56' 16" East 99.58 feet; (b) along a curve to the right having a chord bearing of South 57 deg. 50' 49" East a chord distance of 5.82 feet; (c) along a curve to the left having a chord bearing North 77 deg. 09' 10" East a chord distance of 97.07 feet; (d) North 01 deg. 03' 44" East 50.00 feet to a point; running thence along the southern line of South Bend Townhomes South 88 deg. 56' 16" East approximately 606.43 feet (incorrectly referred to as 818.99 feet in Deed Book 3131, Page 588) to an old existing iron pipe; running thence South 03 deg. 13' 16" West 107.28 feet to an old existing iron pipe; thence South 81 deg. 38' 44" East 119.44 feet to a 12-inch concrete monument found in a branch; thence South 01 deg. 53' 21" East 60.56 feet to a point; thence North 82 deg. 33' 44" West 56.36 feet to a point; thence North 74 deg. 10' 13" West 65.96 feet to a point; thence South 88 deg. 21' 12" West 411.94 feet to a point; thence South 88 deg. 20' 56" West 404.39 feet to an iron pin in the right-of-way line of Old Salisbury Road, the point and place of beginning, in accordance with a survey by Kenneth C. Foster, R.L.S., dated October 9, 1996.

This property has street address 1501 Old Salisbury Road. PIN 6824-60-1348.000

**EXHIBIT B**

Permitted Exceptions

1. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Property disclosed by survey entitled “ALTA/NSPS Land Title Survey 1501 Old Salisbury Road” by Jonathan F. Murphy, P.L.S., dated March 22, 2024 (the “Survey”).
2. Rights of residential tenants, under unrecorded leases, with no rights to purchase or rights of first refusal on all or any part of the Property.
3. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 1364, Page 1160, Forsyth County Registry.
4. Easement(s) and/or Right(s) of Way to City of Winston Salem recorded in Book 1353, Page 658; Book 1371, Page 913; and Book 1623, Page 801, Forsyth County Registry, all as shown on Survey.
5. Consent to Dedicate Streets and Roads to Public Use recorded in Book 1353, Page 1670, Forsyth County Registry, as shown on Survey.