

**2024019624 00118**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$7900.00**

PRESENTED & RECORDED  
 06/17/2024 02:03:23 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3811**  
**PG: 3196 - 3204**

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: ~~xx\$8,200.00x~~ \$7,900.00

Parcel Identifier No. See Exhibit A

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_

Mail to: T. Dan Womble, Esq., 3802-A Clemmons Rd., Clemmons, NC 27012

This instrument was prepared by: Erin Culbertson, Esq.

Brief description for the Index: 43 Parcels

THIS DEED made this 14th day of June, 2024, by and between

GRANTOR	GRANTEE
CAPA Real Estate LLC	Alpine East LLC
301 N. Main St., Suite 501 Greenville, SC 29601	1111 Salem Valley Road Winston-Salem, NC 27103

The designation 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.

NO TITLE SEARCH WAS PERFORMED OR REQUESTED IN THE PREPARATION OF THIS DEED.

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, its entire interest in and to that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by this reference**

Submitted electronically by "T Dan womble Attorney"  
 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.

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.

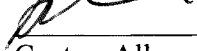
And the Grantor covenant with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and forever defend the title against the lawful claims of all persons claiming by, under, or through Grantor, other than the following exceptions:

Easements, restrictions, and rights of way of record, if any, and ad valorem property taxes for the current year and each year subsequent thereafter.

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

**CAPA Real Estate LLC,**  
a South Carolina limited liability company

By: CAPA Management, LLC  
Its: Manager

By:   
Name: Gaston Albergotti  
Title: Member

---


STATE OF SOUTH CAROLINA – COUNTY OF GREENVILLE

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that s/he voluntarily signed the foregoing instrument for the purpose stated herein and in the capacity indicated:

Gaston Albergotti, Member of CAPA Management, LLC, as Manager of CAPA Real Estate LLC

Date: 6/14/2024



  
Official Signature of Notary  
Print Name: Erin Culbertson  
My commission expires: 6/4/2028

## EXHIBIT "A" – 7 PAGES

Parcel 1: 2317 Redbud Lane PIN 6816-59-2055

Being known and designated as Lot No. 58 as shown on the map of Polo Acres, as recorded in Plat Book 10, page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 2: 2321 Redbud Lane PIN 6816-59-1095

Being known and designated as Lot No. 59 as shown on the map of Polo Acres, as recorded in Plat Book 10, page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 3: 221 Euclid Street PIN 6816-58-6828

Being known and designated as Lots Nos. 110 and 109 as shown on the map of Polo Acres, as recorded in Plat Book 10, page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

SAVE AND EXCEPT that certain tract or parcel of land described in Deed recorded in Book 950 Page 480, Forsyth Country Registry.

Parcel 4: 154 Endsley Avenue PIN 6816-58-3390

Being Lot number 20 as shown on the Plat of Polo Acres, formerly Darby Heights, plats of which are duly recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 8, Page 176 and Plat Book 10, Page 55, reference to which plats is hereby made for a more particular and definite description.

Parcel 5: 145 Endsley Avenue PIN 6816-58-5289

Being known and designated as Lot No. 120, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 6: 2110 Jeffrey Lane PIN 6816-67-0462

Beginning at an iron stake on the south side of Turner Street, said stake being 87.35 feet eastwardly from the south-east corner of Turner Street and Lancaster Street; running thence eastwardly along the south side of Turner Street 87.35 feet to an iron stake at the northeast corner of Lot No. 19: and of that same width, 87.35 feet, extending southwardly between parallel lines parallel with Lancaster Street a distance of 160 feet; being known and designated as the east half of Lots Nos. 18 and 19, Clinard Oakes, as shown on map recorded in Plat Book 12, Page 53, in the Office of the Register of Deeds of Forsyth County, North Carolina. Subject to conditions and restrictions recorded in Book 614, Page 122.

Parcel 7: 152 Endsley Avenue PIN 6816-58-3295

Being Lot No. 19 as shown on the Plat of Polo Acres, formerly Derby Heights, plats of which are duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 10, Page 55, reference to which plats is hereby made for a more particular and definite description.

Parcel 8: 141 Endsley Avenue PIN 6816-58-5284

Being known and designated as Lot 121 as shown on plat of Polo Acres, formerly Derby Heights, plats of which are duly recorded in the Office of Register of Deeds of Forsyth County, North Carolina in Plat Book 8, Page 176 and Plat Book 10, Page 55 reference to which is hereby made for a more particular and definite description.

Parcel 9: 2224 S. Broad Street PIN 6834-26-6551

Fronting 60 feet on the west side of South Broad Street, and being known and designated on Lot No. 9 as shown on the map of James-Conrad property known as "Southside", as recorded in Plat Book 2 at Page 84 in the office of the Register of Deeds of Forsyth County, N.C.,

SAVE AND EXCEPT the following:

Being at a point in the east line of Violet Street, and point being 3.7 feet southwardly from the northwest corner of Lot No. 9, running thence North 52 degrees 17 minutes East 3.7 feet to a point in the north line of Lot No. 9, said point being 5.3 feet eastwardly from the northwest corner of Lot No. 9; the above described being the center line of a 10-foot permanent easement to be retained by the City of Winston-Salem for the operation, maintenance and repairs to an existing sanitary sewer line.

Parcel 10: 776 Faircloth Avenue PIN 6816-58-9725

Being known and designated as Lot No. 160, as shown on the map of Polo acres, as recorded in Plat Book 10, Page 55, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 11: 3803 Clinard Avenue PIN 6833-16-2462

Being known and designated as Lot # 94 as shown on the map of Williard Dale made by P.B. Marshall, C.E., and recorded in the office of the Register of Deeds of Forsyth County, N.C. in Plat Book 4, Page 165, and for a more particular description reference is hereby made to said map.

Parcel 12: 3405 Potomac Street PIN 6833-6981

Beginning at an iron stake in the southeast intersection of Spring Avenue and Grove Park Street, running thence southwardly along the east line of Grove Park Street 70 feet to the corner of W.A. Flowers: running thence eastwardly along the line of said W.A. Flowers 150 feet to an iron stake in the northeast corner of W.A. Flowers: running thence northwardly 70 feet to an iron stake in the south margin of Spring Avenue: and running thence westwardly along the south margin of Spring Avenue 150 feet to the place of beginning, and being known and designated as all of Lot No. 72 and the north portion of 73 as shown on the map of Rosemont as recorded in Plat Book 4 at Page 106 in the Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more particular description.

Parcel 13: 3810 Clinard Avenue PIN 6833-16-0382

Being that certain lot of land, together with the improvements thereon, located in Broadbay Township, Forsyth County, N.C. and known and designed as Lot No. 49 as shown on the Map of Williard Dale Development as made by P.B. Marshall, C.E. and recorded in the office of the Register of Deeds of Forsyth County, N.C. in Plat Book 4 at Page 165.

Parcel 14: 755 Faircloth Avenue PIN 6816-58-7434

Being known and designated as Lot No. 138, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 15: 3812 Clinard Avenue PIN 6833-16-0287

Being known and designated as Lot No. 48 as shown on the map of Williard Dale. As recorded in Plat Book 4, Page 165, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 16: 735 Faircloth Avenue PIN 6816-58-7159

Being known and designated as Lot 133 on Plat of Polo Acres, formerly Derby Heights plats of which are duly recorded in the office of the Register of Deeds of Forsyth County in Plat Book 8, Page 176 and in Plat Book 10, Page 55 reference to which plats is hereby made for a more particular description.

Parcel 17: 736 Faircloth Avenue PIN 6816-58-9224

Being known and designated as Lot 170, as shown on the map of "Polo Acres", which said map is recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 10, Page 55, to which reference is made for a complete and accurate description.

Parcel 18: 740 Faircloth Avenue PIN 6816-58-9229

Being known and designated as Lot No. 169, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the register of Deeds in Forsyth County, North Carolina to which map reference is hereby made for a more definite and particular description.

Parcel 219: 743 Faircloth Avenue PIN 6816-58-7239

Being known and designated as Lot No. 135, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 20: 744 Faircloth Avenue PIN 6816-58-9324

Being known and designated as Lot 168, as shown on the map of "Polo Acres", which said map is recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 10, Page 55, to which reference is made for a complete and accurate description.

Parcel 21: 751 Faircloth Avenue PIN 6816-58-7339

Being known and designated as Lot No. 137, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 22: 747 Faircloth Avenue PIN 6816-58-7334

Being known and designated as Lot No. 136, as shown on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Parcel 23: 5471 Robinhood Road PIN 5896-46-0494

Lying and being West of the City of Winston-Salem, N.C. in Vienna Township, and being known and designated as Lot No. 6 on the map of J. F. Henning Property. See map of same recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Plat Book 10, Page 68. Said Lot fronts on Robinhood Road Extension 79.96 feet and extends back between parallel lines 276.5 feet and being 79.96 feet in width on rear line.

Parcel 24: 2036 Thurmond Street PIN 6826-84-3402

BEING KNOWN AND DESIGNATED fronting fifty (50) feet on the West side of Thurmond Street and of the same width extending Westwardly between parallel lines one hundred fifty (150) feet, and BEING KNOWN AND DESIGNATED as Lot No. 8, as shown on the map of Wathanlon Property, as recorded in Plat Book 6, Page 207, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 25: 1018 Rundell Street PIN 6826-90-4052

BEING KNOWN AS DESIGNATED as lot number sixteen (16) in Block "C" as shown on map of Carver Crest, surveyed and platted by J.E. Ellerbe, C.E., in November, 1944, and recorded in Plat Book 10, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 26: 1101 Rundell Street PIN 6826-90-7325

BEING KNOWN AND DESIGNATED as Lot Nos. Eight (8) and Nine (9), in Block "C" as shown on map of Carver Crest, surveyed and platted by J.E. Ellerbe, C.E., in November, 1944, and recorded in Plat Book 10, Page 171 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 27: 842 W. 12th Street PIN 6826-91-3066

BEING KNOWN AND DESIGNATED as Lot 25, as shown on a plat of Roosevelt Annex as recorded in Plat Book 1, at Page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Parcel 28: 942 Ferndale Avenue PIN 6834-90-6231

BEING KNOWN AND DESIGNATED as Lot Nos. 14, 15, 16 and 17, Block "B" as shown on the Plat of the J.R. Thomas Subdivision of Block "H" of E.B. Cassell Farm as shown on map recorded in Plat Book 4, Page 15, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel 29: 908 Goldfloss Street PIN 6834-94-5935

BEING KNOWN AND DESIGNATED as Lying on the South side of Goldfloss Street beginning at a point, Harper Teagues Northeast corner, which is 96 feet Eastward from the Southeast intersection of Goldfloss Street with Dean Street; running thence along Goldfloss Street 50 feet and of that width extending Southward at right angled to Goldfloss Street 150 feet to an alley.

Parcel 30: 3666 Old Greensboro Road PIN 6846-70-3824

BEING KNOWN AND DESIGNATED as Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

SUBJECT TO an easement for egress, ingress and regress described as follows: BEGINNING at an iron located in the South margin of the right of way for Denver Street (50 foot public right of way), said iron also being located in the Northeast corner of Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 of the Forsyth County Registry, thence from said iron South 44 degrees 15 minutes West 41.43 feet to an iron located in the Southeast corner of Lot 41 Northeast corner of Lot 42 of said plat; thence with the South line of Lot 41 North 44 degrees 15 minutes East 49.09 feet to an iron in the South right of way of Denver Street: thence on a curve to the right with the South right of way of Denver Street a chord bearing and distance of South 29 degrees 15 minutes 14 seconds East 27.12 feet to an iron the POINT AND PLACE OF BEGINNING. For a more particular description reference is hereby made to the survey for Louis B. Baldwin, Jr. Dated April 7, 1997 by Thomas A. Riccio, R.L.S., and being drawing number 97112. Reference to said survey is hereby made for a more particular description.

Parcel 31: 720 Goldfloss Street PIN 6834-85-2171

BEING KNOWN AND DESIGNATED as Lot No. 6, as shown on the map of Wachovia Development Company, as recorded in Book 41, Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Said plat is also recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina and also known as 720 Goldfloss Street, Winston-Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot No. 006, Block 0763.

Parcel 32: 844 Goldfloss Street PIN 6834-94-3947

BEING KNOWN AND DESIGNATED as Lot No. 46, as shown on the plat of F.M. Hahn Property, as recorded in Plat Book 7, Page 21, in the Office of the Register of Deeds of Forsyth County, North Carolina and Being a lot 150 feet by 50 feet and also known as 844 Goldfloss Street, Winston-Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot No. 046, Block 0760.

Parcel 33: 1001 Row Street PIN 6826-80-3871

Being Lot #38, as shown on the Subdivision Chatham Heights, made by J.M. Franklin, Engineer, dated August 12, 1944, which is of record in the Public Registry of Forsyth County, North Carolina in Plat Book 10, Page 160 (2 sheets) to which reference is made for a more particular description of said property.

Parcel 34: 2028 Thurmond Street PIN 6826-84-3307

BEING KNOWN AND DESIGNATED as Lot 9 as shown on a map of WATHANLON as recorded in Plat Book 6, Page 207 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

Parcel 35: 3654 Denver Street PIN 6846-70-5809

BEING KNOWN AND DESIGNATED as Lot B as shown on the map of Sam Fulp Property as recorded in Plat Book 5, Page 95, Forsyth County Registry, to which map reference is hereby made for a more particular description. For back title see Deeds recorded in Deed Book 751, Page 333, Deed Book 973, Page 307, and Deed Book 1582, Page 0351, Forsyth County Registry. Property Address: 3654 Denver Street.

Parcel 36: 246 Bond Street PIN 6834-19-8294

BEING KNOWN AND DESIGNATED as Lot No. 8, Block 28 of said Winston Land and Investment Company Property, as recorded in Plat Book 4, Page 147(3), and being the identical property described in Torrens Systems and Land Registration, as per certificate signed by J. M. Lentz, Register of Deeds and recorded in Book 1, Page 76, with Deed from May D. Ratledge and husband, dated September, 1945 and recorded in Book 1, Page 76.

Parcel 37: 424 Cadillac Street PIN 6845-48-7257

Tract 1

BEGINNING at a stake on the west side of Cadillac Street corner of Lot No. 114, and running thence Westwardly 200 feet to a stake in Weir's line; thence Southwardly along his line 50 feet to a stake; thence Eastwardly 200 feet to a stake in Cadillac Street; thence Northwardly along Cadillac Street 50 feet to the PLACE OF BEGINNING. For a more particular description Lot No. 113, Motor Heights, recorded in Plat Book 1, Page 98, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 2

Situated 3 miles East of Winston-Salem, North Carolina and near the Belews Creek Road; BEGINNING at a stone on the west side of Cadillac Street J.R. Vernon's corner; thence Southwardly along Cadillac Street 50 feet to a stake; thence Westwardly 200 feet to Weir's line; thence Northwardly 50 feet to a stake in J.R. Vernon's corner; thence Eastwardly along the back line of J.R. Vernon's Lots 200 feet to the PLACE OF BEGINNING, being a lot 50 X 200 feet. For a more particular description, see Lot No. 114 of Motor Heights, Recorded in Plat Book 1, Page 98, in the Office on the Register of Deeds of Forsyth County, North Carolina. Property Address: 424 Cadillac Street.

Parcel 38: 947 Ferndale Avenue PIN 6834-90-7308

TRACT 1:

BEING all of Lots 25 and 26, Block "A" of the J.R. Thomas Subdivision of Block "H" of the E.B. Cassell Farm as shown by maps recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Plat Book 4, Page 15, also see plat of Cassell Farm Plat Book 3, Page 84A.

TRACT 2:

Being all of Lots 23, 24, 74 and 75 Block "A" of the J.R. Thomas Subdivision of Block "H" of the E.B. Cassell Farm, as shown by map recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, Plat Book 4, Page 15, also see Cassell Farm Property Plat Book 3, Page 84A. SUBJECT TO the Right of Way Agreement to the City of Winston-Salem for Ferndale Street as recorded in Book 1333, Page 1217, Forsyth County Registry affecting Lots 23, 24, 25 and 26.

TRACT 3:

BEING a strip running along the entire Northern line of Tract 2 to the former center line of Cassell Street. [See Resolution ordering the closing of a portion of Cassell Street recorded at Book 2589, Page 2406.

Parcel 39: 1210 E. Second Street PIN 6835-66-4708

BEGINNING at an iron stake on the south side of East Second Street Fifty feet east of corner of Oakland Avenue and Second Street and running thence Southwardly parallel with Oakland Avenue Eighty one and 3/10 feet to a stake in the line of the Fogle lands. Thence eastwardly along said line One Hundred feet to an iron stake, corner of E.L. Leinback. Thence northwardly along said Leinback line, Eighty feet to a stake on Second Street. Thence Westwardly along Second Street One Hundred feet to the PLACE OF BEGINNING. Being a part of each of the original lots #432433434 and 435 as shown on plat of Winston

Development Co. Property as recorded in Book 86, Page 44 in the office of the Register of Deeds of Forsyth County, North Carolina.

SAVE AND EXCEPT that part of the above described property conveyed to Dr. S.D. Craig by deed dated July 14, 1919, and duly recorded in Book 170, Page 244, in the office of the Register of Deeds of Forsyth County.

Parcel 40: 2701 Urban Street 6834-84-6363

BEGINNING at an iron stake at the Southeast intersection of Urban Street and Glencoe Street, and running thence Eastwardly along the South line of Glencoe Street 100 feet to an iron stake, the Northwest corner of Lot No. 3 in Block 15, as shown on the Plat of property of the Wachovia Development Company, as recorded in Book 41, Page 115; running thence Southwardly along the West line of said Lot No. 3, in Block 15, 50 feet to an iron stake, corner of S.O. Hinkle; running thence Eastwardly along the North line of said S.O. Hinkle, 100 feet to an iron stake in the East side of Urban Street, and running thence Northwardly along the East side of Urban Street 50 feet to the place of BEGINNING, and Being the Northern one third (1/3) of Lot Nos. 1 and 2 as shown on the Plat recorded in Book 41, Page 115. See Will of Rev. Pinkney Joyce recorded in Book 132, Page 2704, in the Office of the Clerk of Superior Court of Forsyth County. Being also known as 2701 Urban Street, Winston-Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot Nos. 001A and 002A; Block 0814.

Parcel 41: 1000 W. 13th Street / 1004 W. 13th Street PIN 6826-91-3422

Tract No. 1: BEGINNING at an iron stake, being the Northeast corner of Lot No. 20 as shown on the plat of Lake Best recorded in Plat Book 8, Page 43; running thence South  $1^{\circ} 4'$  West 120 feet to an old iron; thence North  $88^{\circ} 52'$  West 70 feet to an old iron; thence North  $1^{\circ} 4'$  East 120 feet to an iron on the south side of 13th Street; thence with the south side of 13th Street, South  $88^{\circ} 52'$  East 70 feet to the point and place of BEGINNING. Said property being Lot No. 20 and the eastern 20 feet of Lot No. 21 on the map of the Lake Best recorded in Plat Book 8, Page 43.

Parcel 42: 2705 Urban Street and 2711 2713 Urban Street PIN 6834-84-6246

BEGINNING at an iron stake on the East side of Urban Street, said stake being distant South 11 degrees 20 minutes West 50 feet from the Southeast intersection of Glencoe Street and Urban Street, and runs thence along the East side of Urban Street South 11 degrees 20 minutes West 100 feet to an iron stake at a 15 foot alley; running thence Eastwardly along the North side of said alley 100 feet to an iron stake, corner of Lot No. 3, Block 15; running thence Northwardly along the line of Lot No. 3, Block 15, 100 feet to an iron stake; running thence Westwardly parallel with the South side of Glencoe Street 100 feet to an iron stake in the East side of Urban Street, the place of BEGINNING. The same two thirds (2/3) of Lot Nos. 1 and 2, Block 15, as shown on the map of Wachovia Development Company, as recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being also known as 2705 Urban Street, Winston-Salem, North Carolina and 2711 and 2713 Urban Street, Winston-Salem, North Carolina, the same being designated on the Forsyth County Tax Maps as Lot Nos. 001B and 002B; Block 0814.



Parcel 43: 3651 Denver Street (aka 3651 Old Greensboro Rd) PIN 6846-70-2799

BEGINNING at an iron located in the Northeast corner of Lot 44 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5 at Page 95, said iron also being located in the Southeast corner of Lot 43 of said plat; thence from said iron and running with the North line of Lot 44 North 45 degrees 40 minutes 14 seconds West 75 feet to an iron; thence on a new line North 44 degrees 15 minutes East 100 feet to an iron located in the West line of Lot 41 of said plat; thence with the West line of Lot 41 South 45 degrees 40 minutes 14 seconds East 75 feet to an iron located in the Northeast corner of Lot 42 of said plat; thence with South lines of Lots 42 and 43 South 44 degrees 15 minutes West 100 feet to an iron, the POINT AND PLACE OF BEGINNING and containing .17218 acre and more or less according to a survey for Louis B. Baldwin, jr. dated April 7, 1997 by Thomas A. Riccio, R.L.S. and being drawing number 97112. Reference to said survey is hereby made for a more particular description.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and regress over the southern portion of Lot 41 described as follows: BEGINNING at an iron located in the south margin of the right-of-way for Denver Street (50 foot public right-of-way) said iron also being located in the Northeast corner of Lot 41 as shown on the map of property belonging to Sam Fulp recorded in Plat Book 5, Page 95 of the Forsyth County Registry; thence from said iron South 44 degrees 15 minutes West 41.43 feet to an iron located in the Southeast corner of Lot 41 and Northeast corner of Lot 42 of said plat; thence with the South line of Lot 41 North 45 degrees 40 minutes 14 seconds West 26 feet to an iron; North 44 degrees 15 East 49.09 feet to an iron in the South right-of-way of Denver Street thence on a curve to the right with South right-of-way of Denver Street a chord bearing and distance of South 29 degrees 15 minutes 14 seconds East 27.12 feet to an iron the point and place of BEGINNING. For a more particular description reference is hereby made to the survey described above by Thomas A. Riccio bearing drawing number 97112.