

2024021609 00174

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$10328.00

PRESENTED & RECORDED
07/01/2024 03:26:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3814
PG: 1317 - 1321

Pin Number: 6804-20-5086.0

Revenue Stamps: \$10,328.00

Drawn by and return to:

Derek M. Wisniewski
Kirk Palmer & Thigpen, P.A.
1300 Baxter Street, Suite 300
Charlotte, North Carolina 28204

NORTH CAROLINA

FORSYTH COUNTY

RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
NATIONAL COMMERCIAL SERVICES
1821128

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made effective this 28 day of JUNE, 2024, by **WINSTON-SALEM PROPCO, LLC**, a North Carolina limited liability company, whose mailing address is 400 2nd Avenue NW Hickory, NC 28601 ("**Grantor**"), to **DP REAL ESTATE INVESTMENTS, LLC**, a Delaware limited liability company, whose mailing address is 3011 Townsgate Rd. Suite 220, Westlake Village, California 91361 ("**Grantee**").

The designations 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 context. The herein-described property is not the principal residence of the Grantor.

WITNESSETH:

That Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto Grantee in fee simple, all that certain tract or parcel of land, lying and being in Forsyth County, North Carolina, being more particularly described on Exhibit A attached hereto (the "**Property**").

All or a portion of the Property was acquired by Grantor by instrument recorded in Book RE 3661 page 161-165.

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

Submitted electronically by CA - First American Title National Commercial Services in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: (i) the lien of ad valorem real property taxes, not currently due or payable, and (ii) all other easements or rights-of-way, restrictions and covenants, minimum building setbacks, zoning laws and ordinances, and any exceptions of record affecting the Property.

This instrument prepared by: Derek M. Wisniewski, a licensed North Carolina attorney.

[Signature follows on the next page.]

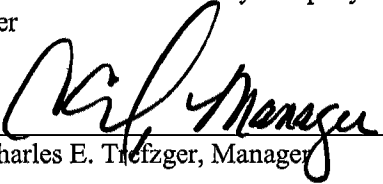
IN WITNESS WHEREOF, Grantor has caused this instrument to be duly executed and delivered.

WINSTON-SALEM PROPCO, LLC,
a North Carolina limited liability company

By: Winston-Salem Holdco, LLC,
a North Carolina limited liability company,
its Manager

By: DP XIII Holdco, LLC,
a North Carolina limited liability company,
its Manager

By: HOB III LLC,
a North Carolina limited liability company
its Manager

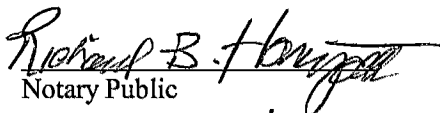
By: 
Charles E. Trefzger, Manager

State of North Carolina

County of CATAWBA

I, the undersigned Notary Public of the County of BURKE and State aforesaid, certify that Charles E. Trefzger personally came before me this day: and acknowledged that he is the Manager of HOB III LLC, which is the Manager of DP XIII Holdco, LLC, which is the Manager of Winston-Salem Holdco, LLC, which is the Manager of Winston-Salem Propco, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 21st day of JUNE, 2024.


Notary Public

RICHARD B. HONEYCUTT
Notary's Printed or Typed Name

My Commission Expires: 04/22/2029

(Affix Seal)

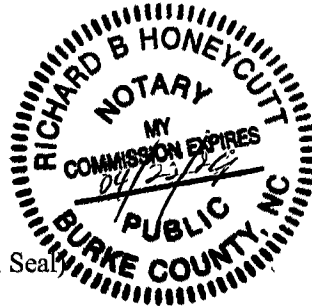


EXHIBIT A**Legal Description**

The Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

LYING AND BEING IN THE TOWNSHIP OF WINSTON, COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

LYING AND BEING IN SOUTHFORK TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEGINNING AT AN EXISTING IRON PIPE LOCATED IN THE NORTHERN LINE OF THE PROPERTY OF ABIDING FAITH EVANGELICAL LUTHERAN CHURCH, NOW OR FORMERLY (BK 1680, PAGE 2028, FORSYTH COUNTY REGISTRY; TAX LOT 25A OF TAX BLOCK 3899, FORSYTH COUNTY TAX RECORDS); THE SOUTHWEST CORNER OF THE PROPERTY OF R.J. SHUTT, JR., NOW OR FORMERLY (BK 822, PAGE 237, FORSYTH COUNTY REGISTRY; TAX LOT 7D OF TAX BLOCK 3899, FORSYTH COUNTY TAX RECORDS); RUNNING THENCE WITH THE NORTHERN LINE OF ABIDING FAITH, NORTH 88 DEG. 57 MIN. 04 SEC. WEST, CROSSING AN IRON PLACED AT 656.01 FEET A TOTAL DISTANCE OF 661.13 FEET TO AN IRON PIPE FOUND IN THE EASTERN RIGHT OF WAY LINE OF JONESTOWN ROAD; RUNNING THENCE NORTH 88 DEG. 57 MIN. 04 SEC. WEST 19.85 FEET TO A POINT WITHIN THE RIGHT OF WAY OF JONESTOWN ROAD; RUNNING THENCE NORTH 17 DEG. 42 MIN. 24 SEC. EAST 360.45 FEET TO A POINT IN THE RIGHT OF WAY OF JONESTOWN ROAD; THENCE NORTH 89 DEG. 59 MIN. 11 SEC. EAST 41.15 FEET TO AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY LINE OF JONESTOWN ROAD; THENCE NORTH 89 DEG. 59 MIN. 11 SEC. EAST, CROSSING AN IRON PLACED AT 3.67 FEET WITH THE PROPERTY LINE OF DEWEY C. BODENHAMER (BK 1821, PAGE 3189, FORSYTH COUNTY REGISTRY, TAX LOT 9 OF TAX BLOCK 3899, FORSYTH COUNTY TAX OFFICE) A TOTAL DISTANCE OF 548.82 FEET TO AN IRON FOUND; THENCE ALONG SHUTT'S LINE SOUTH 03 DEG. 00 MIN. 42 SEC. WEST 356.48 FEET TO THE PLACE OF BEGINNING CONTAINING 4.8341 ACRES MORE OR LESS AS SHOWN ON A PLAT PREPARED BY RONALD G. KALE, R.L.S. DATED 1/31/97 AND UPDATED 2/7/97. BEING PORTION OF TAX LOT 6 OF BLOCK 3899 FORSYTH COUNTY TAX MAPS.

TRACT 2:

LYING AND BEING IN SOUTHFORK TOWNSHIP OF FORSYTH COUNTY, N. C. AND BEGINNING AT AN IRON FOUND IN THE EAST RIGHT OF WAY OF JONESTOWN ROAD (SR 1122), SAID IRON FOUND BEING LOCATED AT THE SOUTHWEST CORNER OF TAX LOT 6 OF BLOCK 3899 AND BEING LOCATED AT THE NORTHWEST CORNER OF TAX LOT 25A OF BLOCK 3899, SAID IRON FOUND BEING THE POINT OF BEGINNING; RUNNING THENCE WITH THE COMMON LINE BETWEEN TAX LOT 6 OF BLOCK 3899 AND TAX LOT 25A OF BLOCK 3899 SOUTH 88 DEG. 57 MIN. 04 SEC. EAST 5.12 FEET TO AN IRON PLACED, CONTINUING THENCE WITH THE COMMON LINE BETWEEN TAX LOT 6 AND 25A OF BLOCK 3899 SOUTH 88 DEG. 57 MIN. 04 SEC. EAST 656.01 FEET TO AN IRON FOUND AT THE COMMON CORNER OF TAX LOTS 6, 7D AND 25A OF BLOCK 3899; THENCE WITH A NEW LINE INTO TAX LOT 25A SOUTH 03 DEG. 00 MIN. 42 SEC. WEST 9.01 FEET TO AN IRON PLACED; THENCE WITH A NEW LINE NORTH 88 DEG. 57 MIN. 04 SEC. WEST 664.05 FEET TO

AN IRON PLACED ON THE EAST RIGHT OF WAY LINE OF JONESTOWN ROAD; THENCE WITH THE EAST RIGHT OF WAY LINE OF JONESTOWN ROAD NORTH 20 DEG. 45 MIN. 48 SEC. EAST 9.56 FEET TO AN IRON FOUND AT THE POINT AND PLACE OF BEGINNING.

BEING TAX LOT 25L OF BLOCK 3899 FORSYTH COUNTY TAX MAPS AND CONTAINING 5.963 SQUARE FEET AS SHOWN ON A PLAT PREPARED BY RONALD G. KALE, R.L.S. DATED 1/31/97 AND UPDATED 2/7/97.

SAVE AND EXCEPTED FROM THE FOREGOING PROPERTY IS THAT PORTION LYING WITHIN THE JONESTOWN ROAD RIGHT OF WAY AND SPECIFICALLY THAT PORTION DEEDED TO THE CITY OF WINSTON-SALEM, N.C. FOR A NEW RIGHT OF WAY AS DESCRIBED IN DEED BOOK 1935, PAGE 820 AND CONTAINING 1,517 SQUARE FEET.