

2024028109 00075

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$800.00

PRESENTED & RECORDED
08/21/2024 12:56:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3822
PG: 2317 - 2320

SPECIAL WARRANTY DEED

Excise Tax: \$800.00

Parcel Identifier No.: 6803-75-1546.000

Verified by Forsyth County on the _____ day of _____, 2024 by: _____

Return to: James R. Hood Jr. PC Submitted electronically by James R. Hood Jr. PC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth Register of Deeds.
Prepared by: Stephen C. Minnich, Attorney
Brief description: 2571 Landmark Drive, Winston-Salem

THIS SPECIAL WARRANTY DEED is made the 19th day of August, 2024, by and between:

<p>GRANTOR:</p> <p>Triad Business Acquisition, LLC, a North Carolina limited liability company</p> <p>2571 Landmark Drive Winston-Salem, NC 27103</p>	<p>GRANTEE:</p> <p>July Investments Corporation, a North Carolina corporation</p> <p>2024 Stedwick Place Charlotte, NC 28211-4439</p>
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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, that Grantor, for good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, and Grantee's successors, heirs and assigns, all that certain parcel of land, with all appurtenances thereto, which is described as follows (the "Property"):

See **EXHIBIT "A"** attached hereto and made a part hereof.

This conveyance is given and accepted subject to: (i) enforceable easements, rights of way, restrictions, reservations, exceptions, and covenants of record in the Forsyth County Register of Deeds, (ii) taxes and assessments not yet due and payable, and (iii) laws, regulations, resolutions or ordinances, including, without limitation, site plans, development plans, and building and zoning regulations as to the use,

occupancy, subdivision, development, conversion or redevelopment of the Property imposed by any governmental authority (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the same to and for the use of Grantee, Grantee's successors and assigns forever.

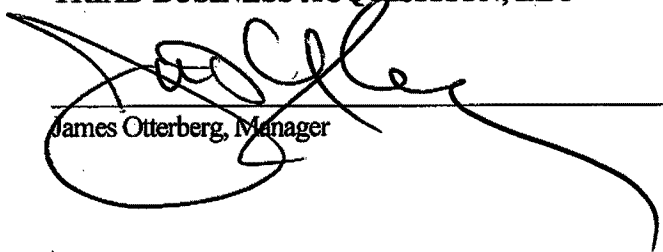
Grantor covenants with Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances except for the Permitted Encumbrances, and will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor and none other.

The Property does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in the Forsyth County, North Carolina Registry in Book 3501, Page 1333.

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

TRIAD BUSINESS ACQUISITION, LLC



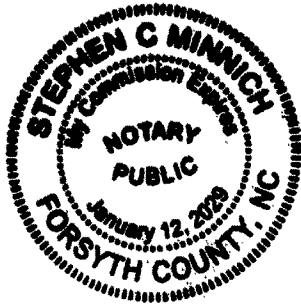
James Otterberg, Manager

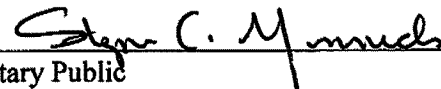
STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)
) SS:

The undersigned Notary Public in and for the State and County aforesaid, I certify that James Otterberg personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purposes set forth therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal, this 19th day of August, 2024.

[Affix Seal]





Notary Public

Print Name: Stephen C. Minnich

My Commission Expires: 1-12-2029

EXHIBIT A
LEGAL DESCRIPTION
[Including description of easement]

Property Address: 2571 Landmark Drive
 Winston-Salem, NC 27103
 Forsyth County, NC

Tax Parcel ID #: 6803-75-1546.000

That certain tract or parcel of land situated, lying and being in the City of Winston-Salem, County of Forsyth, State of North Carolina and being more particularly described as follows:

BEGINNING at an existing iron stake in the northern edge of the sixty-foot right of way for Landmark Drive (paved 20.8 feet), said beginning point being located North 77 degrees 52 minutes 32 seconds West 622.96 feet from the intersection of the center lines of Landmark Drive and Hope Church Road, said beginning point also being the southeast corner of property of Margaret W. Ferrell (now or formerly) described in Deed Book 1835, Page 1375, Forsyth County Registry; and running thence from said point of beginning with Ferrell's easter line North 05 degrees 20 minutes 11 seconds West 249.70 feet to an iron stake in the line of Westpoint Business Center (see Plat Book 33, Page 86); thence North 84 degrees 38 minutes 04 seconds East 174.94 feet to an existing iron pin, northwest corner of lands of Holladay Healthcare, Inc. (now or formerly) described in Deed Book 1718, Page 3055, Forsyth County Registry; thence with the western line of Holladay Healthcare, Inc., South 05 degrees 22 minutes 10 seconds East 249.71 feet to an iron stake in the northern margin of Landmark Drive; thence continuing South 05 degrees 22 minutes 10 seconds East 30.00 feet to a point in the centerline of Landmark Drive; thence with said centerline South 84 degrees 38 minutes 14 seconds West 175.08 feet to a point; thence North 05 degrees 20 minutes 11 seconds West 30.00 feet to the point and place of BEGINNING, containing total area by calculation of 48,955 square feet in accordance with a survey by Jon Eric Davis, RLS, L-3464, dated June 14, 1996, revised June 19, 1996, and bearing Job No. S-37892.

The above lands are conveyed together with and subject to a sixty (60) foot, non-exclusive easement for ingress, egress and regress and roadway and public utility purposes including, without limitation, electrical, telephone and television transmission facilities, water, sewer and natural gas pipelines, and other public utilities, and being more particularly described as follows:

BEGINNING at a point in the center of Hope Church Road, said point being South 38 degrees 43 minutes 04 seconds West 35.57 feet from an iron, said iron being the Northwest corner of Tax Lot 12 and 10H, Block 3930; thence from said point of Beginning and running with the north right-of-way line of Landmark Drive the following five (5) courses and distances: (1) South 41 degrees 04 minutes 00 seconds East 98.17 feet to a point, (2) thence along a curve to the left (Radius= 249.85 feet, Delta= 39 degrees 54 minutes, Tangent= 90.69 minutes) a chord bearing and distance of South 61 degrees 02 minutes 00 seconds East 150.03 feet to the P.T., (3) thence continuing South 80 degrees 59 minutes East 214.01 feet to a point, (4) thence along a curve to the left (Radius= 250 feet, Delta= 14 degrees 21 minutes 11 seconds, Tangent= 31.48 feet) a chord bearing and distance of South 88 degrees 09 minutes 36 seconds East 54.97 feet to the P.T., and (5) thence continuing North 84 degrees 39 minutes 49 seconds East 297.86 feet to a point; thence crossing Landmark Drive South 05 degrees 20 minutes 11 seconds East 60 feet to a point in the south right-of-way line of Landmark Drive; thence running with said south right-of-way line the following five (5) courses and distances: (1) South 84 degrees 39 minutes 49 seconds West 297.86 feet, (2) thence along a curve to the right (Radius= 250 feet, Delta= 14 degrees 21 minutes 11 seconds, Tangent= 31.48 feet) a chord bearing and distance of North 88 degrees 9 minutes 36 seconds West 69.96 feet to the P.T., (3) thence North 80 degrees 59 minutes 00 seconds West 214.01 feet, (4) thence along a curve to the right (Radius= 249.85 feet, Delta=

39 degrees 54 minutes, Tangent= 90.69 feet) a chord bearing and distance of North 61 degrees 02 minutes 00 seconds West 190.97 feet, and (5) thence North 41 degrees 05 minutes 00 seconds West 87.38 feet to the center of Hope Church Road; thence along the center of said road North 38 degrees 43 minutes 04 seconds 60.96 feet to the point and place of BEGINNING. The above-described lands are that same real property described in Deed Book 1551, Page 538; Deed Book 1835, Page 1362; and Deed Book 1906, Page 3493.

Title reference: Being the same property conveyed to Triad Business Acquisition, LLC by North Carolina General Warranty Deed from Meadows Services, LLC recorded in Book 3501, Page 1333, of the Forsyth County Register of Deeds.