

2024032744 00176FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2400.00

PRESENTED & RECORDED

09/26/2024 04:57:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3828**PG: 731 - 734****NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 2,400.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6835-17-8085.00

Mail after recording to: Kasper & Payne, P.A., Attn: David T. Kasper, 3626 Clemmons Road,
Clemmons, NC 27012This instrument was prepared by: Hinckley Allen, 100 Westminster Street, Suite 1500, Providence, RI
02903THIS DEED made this 26th ^{September} day of ~~July~~, 2024 by and between**GRANTOR**NORTH CAROLINA CVS PHARMACY, L.L.C.,
a North Carolina limited liability company
c/o CV Pharmacy Inc.
One CVS Drive
Woonsocket, RI 02895
Attn: Property Administrator (Store No. 3504)**GRANTEE**Kazakos Empire, LLC,
a North Carolina limited liability company
Attn: Alexander Kazakos
P.O. Box 1159
Clemmons, North Carolina 27012
Telephone: (336) 602-5822
E-mail: kazakosbrands@gmail.comThe 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.Submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, all that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina, and more particularly described on Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2986, Page 2887.

A map showing the above described property is recorded in Plat Book _____, Page _____.

The above described property does _____ or does not x include the primary residence of the 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 covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

North Carolina CVS Pharmacy, L.L.C.,
a North Carolina limited liability company

By: CVS Pharmacy, Inc.,
its Sole Member

By: Michael A. Colabella
Name: Michael A. Colabella
Title: Assistant Secretary

CVS LEGAL APPROVAL:
David I. Lough, Esq.
Hinckley, Allen & Snyder LLP

STATE OF RHODE ISLAND)

COUNTY OF PROVIDENCE)

In Woonsocket, on this 23rd day of July, 2024, before me personally appeared Michael A. Colabella, Assistant Secretary of CVS Pharmacy, Inc., the Sole Member of North Carolina CVS Pharmacy, L.L.C., proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, or ☒ personal knowledge of the undersigned, to be the party executing the foregoing instrument and he/~~she~~ acknowledged said instrument, by him/~~her~~ executed to be his/~~her~~ free act and deed, individually and his/~~her~~ capacity as aforesaid and the free act and deed of said North Carolina CVS Pharmacy, L.L.C.

Susan M. Schadone

Notary Public

Printed Name: _____

My Commission Expires: _____

<p>Susan M. Schadone Notary Public State of Rhode Island My Commission Expires 03-09-2028 Commission #46180</p>

Affix Notary Stamp:

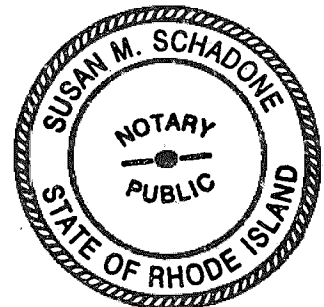


Exhibit A

Legal Description

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

BEGINNING at the northwest corner of the intersection of Trade And Fourth Streets, thence northwardly along the western line of Trade Street 75 feet to an iron stake; thence westwardly along the southern face of the brick wall 90.95 feet to a point; thence southwardly in a line approximately at right angles to West Fourth Street 76.34 feet to a cross cut in concrete in the northern line of West Fourth Street; thence with the northern line of West Fourth Street eastwardly 90.12 feet to the place of BEGINNING.