

2024033153 00191

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$7500.00

PRESENTED & RECORDED

09/30/2024 04:51:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3828

PG: 3443 - 3447

SPECIAL WARRANTY DEED

Excise Tax \$7,500.00 (Forsyth Co.) | Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 5883-85-8093.000 (Forsyth County)
 Verified by _____ County on the _____ day of _____, 2024,
 by _____

Mail after recording to: Chambliss, Bahner & Stophel, P.C.
 605 Chestnut Street, Suite 1700
 Chattanooga, Tennessee 37450
 Attention: Michael J. Stewart

This instrument was prepared by: Chambliss, Bahner & Stophel, P.C.
 605 Chestnut Street, Suite 1700
 Chattanooga, Tennessee 37450
 Attention: Michael J. Stewart

Brief description for the Index +/- 6.62 ac, Village Pointe Drive

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

GRANTOR

MAIN STREET VILLAGE POINT, LLC,
 a North Carolina limited liability company

 4400 Silas Parkway, Suite 200
 Winston Salem, North Carolina 27104

GRANTEE

HAWTHORNE AT CLEMMONS
 APARTMENTS, LLC, a North Carolina limited
 liability company

 806 Green Valley Road, Suite 300
 Greensboro, North Carolina 27408

Submitted electronically by "Chicago Title Company, LLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 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 Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT "A"

The property hereinabove described was acquired by Grantor by deed recorded in Book 3591, Page 2613, in the Forsyth County, North Carolina Register of Deed's Office.

All or a portion of the Property herein conveyed ____ includes or __X__ does not include the primary residence of a 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 Grantor covenants with the Grantee that Grantor is seized of the property hereinabove described 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 exceptions to title set forth on EXHIBIT "B", and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

[remainder of page intentionally left blank; execution page follows]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

GRANTOR:

MAIN STREET VILLAGE POINT, LLC,
a North Carolina limited liability company

By: _____

David R. Morgan, Manager

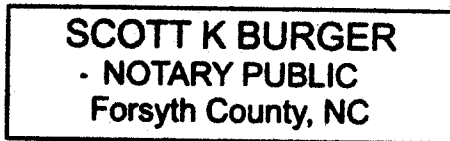
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: David R. Morgan.

Today's Date: September 26, 2024.

[Notary's signature as name appears on seal]



Scott K Burger
[Notary's printed name as name appears on seal]

My commission expires: 6/22/2025

[Affix Notary Seal in Space Above]

EXHIBIT A
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Being that approximately 6.62-acre tract located in the Village of Clemmons and bounded (i) on the east by Village Pointe Dr.; (ii) on the south by a portion of the property conveyed to Novant Health, Inc. in Deed Book 2812, Page 469, Forsyth County Registry, and also known as Tax PIN no. 5883-84-4575 and Tax Block 4312, Lot 09; (iii) on the west by the property of, now or formerly, Jonathan D. Weston and wife, Claudia Weston, described in Deed Book 1590, Page 40, Forsyth County Registry, and also known as Tax PIN no. 5883-84-3984 and Tax Block 4236, Lot 106; (iv) on the west by the property of, now or formerly, Thomas D. Carlton and wife, Patricia M. Carlton, described in Deed Book 1982, Page 085, Forsyth County Registry, and also known as Tax PIN no. 5883-85-5223 and Tax Block 4236, Lot 09; and (v) on the north by a portion of the property of the YMCA of Greater Winston-Salem, Inc., described in Deed Book 2437, Page 3978, Forsyth County Registry, and also known as Tax PIN no. 5883-95-0746 and Tax Block 4207, Lot 557B.

Also known and designated as Forsyth County Tax Parcel Pin No. 5883-85-8093.00.

EXHIBIT B
TO
SPECIAL WARRANTY DEED

EXCEPTIONS

1. Taxes or assessments for the year 2025, and subsequent years, not yet due or payable.
2. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, boundary line overlap or other adverse circumstance affecting the title disclosed by survey entitled "ALTA/NSPS Land Title Survey For: Hawthorne Residential Partners, LLC" by David K. Alley, P.L.S. of Allied Associates, P.A., dated November 14, 2022 (Job No. PA221101) (the "Survey").
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 16, Page 215.
4. Easement(s) to Duke Power Company recorded in Book 1167, Page 77.
5. Offer of Dedication of Streets, Roads or Right of Way for Public Uses; Acknowledgment of Acceptance by Village of Clemmons to The Village of Clemmons recorded in Book 3131, Page 421.
6. Easement(s) set forth in Deeds recorded in Book 893, page 170; Book 1019, Page 697; and Book 2510, Page 488.
7. Right of Way Agreement to Duke Energy Carolinas, LLC recorded in Book 3175, Page 1275.
8. Storm Water Control Operations and Maintenance Lien and Easement Agreement to Village of Clemmons, N.C. recorded in Book 3207, Page 1847.