

**2024038196 00189**

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$12350.00**

PRESENTED & RECORDED:  
 11-08-2024 04:00:31 PM

LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3835**  
**PG: 1490-1495**

Excise Tax: \$ 12,350.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 6835-24-2491  
 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2024  
 by \_\_\_\_\_

This instrument prepared by Andrew S. Felts, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: **Grantee****No Title Search Performed or Requested**

Brief Description for the index:

119 Brookstown Avenue, Winston-Salem

**NORTH CAROLINA SPECIAL WARRANTY DEED**

THIS DEED is made this 8<sup>th</sup> day of November, 2024, by and between:

GRANTOR

**DTWS1, LLC,**  
 a North Carolina limited liability company  
 2727 LBJ Freeway, Suite 806  
 Dallas, TX 75234

GRANTEE

**KQC 119 Brookstown, LLC,**  
 a North Carolina limited liability company  
 1310 Lewisville Clemmons Rd  
 Lewisville, NC 27023

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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

**SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF.**Original to: Andrew Bechenen

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3432, Page 2470.

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.

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, but no further, and subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein by reference.

**[SIGNATURES BEGIN ON NEXT PAGE]**


**SEPARATE SIGNATURE PAGE  
TO  
NORTH CAROLINA SPECIAL WARRANTY DEED**

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

**GRANTOR:**

**DTWS1, LLC,**  
a North Carolina limited liability company

By: DTWS 1 Management, LLC,  
a North Carolina limited liability company,  
as the sole Manager of DTWS1, LLC


By:   
Name: David Kaufman  
Title: Managing Member

STATE OF ~~NORTH CAROLINA~~ New York

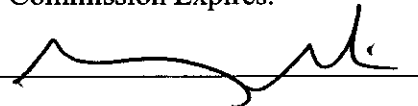
COUNTY OF Nassau

I, Gary Greenseich, a Notary Public of the aforesaid County and State, do hereby certify that David Kaufman, a managing member of DTWS1 Management, LLC, a North Carolina limited liability company, the sole manager of DTWS1, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he executed the foregoing instrument in the capacity stated.

WITNESS my hand and official stamp or seal, this 4 day of November, 2024.

  
Notary Public  
Printed Name: Gary Greenseich

My Commission Expires: 10/1/2027



[AFFIX NOTARIAL STAMP OR SEAL]

GARY GREENSEICH  
Notary Public, State of New York  
No. 01GR6174395  
Qualified in Nassau County  
Commission Expires

10/1/2027

## EXHIBIT A PROPERTY DESCRIPTION

The Land is described as follows:

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

**BEGINNING** at a point located in the northern right-of-way line of Brookstown Avenue, said point also being located South 82° 47' 30" West 144.0 feet from a point marking the intersection of the western right-of-way line of Liberty Street with the northern right-of-way line of Brookstown Avenue; running thence with the northern right-of-way line of Brookstown Avenue South 82° 47' 30" West 233.0 feet to an existing iron, a corner with the property of Winsalem, Inc. (now or formerly); running thence on an east line with said Winsalem, Inc.; North 07° 59' 30" West 90 feet to a point, a new corner with the property of the City of Winston-Salem; running thence on eight (8) new lines with the property of the City of Winston-Salem as follows: (1) North 82° 00' 30" East 10 feet to a point, (2) North 07° 59' 30" West 20 feet to a point, (3) North 82° 00' 30" East 5 feet to a point, (4) North 07° 59' 30" West 39 feet to a point, (5) North 82° 00' 30" East 10 feet to a point, (6) North 07° 59' 30" West 244.36 feet to a point, (7) North 82° 00' 30" East 5 feet to a point, and (8) North 07° 59' 30" West 4.23 feet to a point; running thence on eleven (11) lines with the property of Salem Plaza, Inc., as follows: (1) North 82° 00' 30" East 37.0 feet to a point, (2) South 07° 59' 30" East 68.0 feet to a point, (3) North 82° 00' 30" East 55 feet to a point, (4) South 07° 59' 30" East 17.8 feet to a point, (5) North 83° 04' 40" East 118.88 feet to a point, (6) South 61° 11' 20" East 6.39 feet to a point, (7) South 07° 59' 30" East 60.94 feet to a point, (8) North 82° 00' 30" East 15.0 feet to a point; (9) South 07° 59' 30" East 116.0 feet to a point, (10) South 82° 00' 30" West 28.0 feet to a point, and (11) South 07° 59' 30" East 132.0 feet to a point, the place of beginning, and containing 1.760 acres, more or less. This description was taken from a plat of survey prepared for One Salem Tower Partnership by Michael E. Gizinski, Registered Land Surveyor, dated April 1987.

**AND INCLUDING** all of those tracts or parcels of land described and conveyed to One Salem Tower, LLC, by the deed recorded in Deed Book 2579, Page 198, Forsyth County Registry.

**TOGETHER WITH** perpetual easements heretofore reserved and described as follows: (a) perpetual easements and air rights over, across, and under that portion of the above-described property on which has recently been constructed a new building (known as One Salem Tower), including (without limitation) any and all foundations, caissons, pilings, and improvements located on, below or above the present elevation of the surface of the above-described property and (b) perpetual easements over and across the entire above-described property for pedestrian access (ingress, egress and regress) and entry into and exit from said building and the parking and access areas incidental to the use of said building.

**SAVE AND EXCEPT THEREFROM** the property known as the "Strollway" which has been conveyed to the City of Winston-Salem (by deed recorded in Book 1606 at page 1969 of the Forsyth County Registry) and described as follows: Beginning at a point in the north right-of-way line of Brookstown Avenue, said point being located at the base of the exterior of a foundation of a building known as One Salem Tower and being South 82° 47' 30" West 287.45 feet from the intersection of the west right-of-way line of Liberty Street with the north right-of-way line of Brookstown Avenue; running thence with said right-of-way line of Brookstown Avenue South 82° 47' 30" West 13 feet, more or less, to a point at the base of the exterior of a foundation of said building; running thence underneath the building and adjacent to foundation walls within said building the five (5) following courses and distances: (1) North 07° 10' 15" West 4.48 feet to a point, (2) South 82° 49' 45" West 6.5 feet to a point, (3) North 07° 10' 15" West 115 feet to a point, (4) North 82° 49' 45" East 6.5 feet to a point, and (5) North 07° 10' 15" West 4.5 feet to a point outside the building and at or near the exterior of a foundation; running thence at or near the exterior of said foundation South 82° 49' 45" West 8.5 feet to a point; running thence North 07° 10' 15" West 206.58 feet to a point in a south line of the property of Salem Plaza, Inc.; running thence with such south line of Salem Plaza, Inc., North 82° 0' 30" East 30 feet to a point; running thence South 07° 10' 15" East 207 feet to a point at or near the exterior foundation wall of said building; running thence with said foundation wall South 82° 49' 45" West 8.5 feet to a point; running thence underneath the building and adjacent to foundation walls within the building the five (5)

following courses and distances: (1) South 07° 10' 15" East 4.5 feet to a point, (2) North 82° 49' 45" East 6.5 feet to a point, (3) South 07° 10' 15" East 115 feet to a point, (4) South 82° 49' 45" West 6.5 feet to a point, and (5) South 07° 10' 15" East 4.47 feet to the point and place of beginning and being a Strollway generally 30 feet in width except to the extent that such Strollway passes beneath said building and then its width narrows to approximately 13 feet at the entry and exit to such Strollway as it passes beneath the building and a width of approximately 26 feet underneath the major portion of said building, as taken from a plat of survey prepared by Michael E. Gizinski dated April, 1987.

AND FURTHER SAVE AND EXCEPT THEREFROM the property described and conveyed to The Children's Museum of Winston-Salem, Inc., by the deed recorded in Deed Book 2579, Page 202, Forsyth County Registry.

**EXHIBIT B**  
**Permitted Exceptions**

1. Taxes for the year 2025 and subsequent years, not yet due and payable.
2. Such state of facts as would be disclosed by a current, accurate survey and inspection of the Property.
3. Any and all easements, rights-of-way, covenants and restrictions of record.