

**2024039546 00172**
 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$22000.00

PRESENTED & RECORDED:

11-20-2024 04:16:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3837**PG: 151-156**Excise Tax: \$22,000.00Parcel Identifier No. 6828-68-7794Mail after recording to: GranteeThis instrument was prepared by: Kilpatrick Townsend Stockton LLP (MAM) 1001 West Fourth Street, Winston-Salem, NC 27101Brief description for the Index: 190 Oak Plaza Blvd.**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made as of this 20th day of November 2024, by and between

GRANTOR	GRANTEE
FRONT STREET-OAK PLAZA, LLC a North Carolina limited liability company 450 N. Patterson Avenue, Ste 300 Winston-Salem, NC 27010	190 OAK PLAZA LLC, a North Carolina limited liability company 1310 Lewisville Clemmons Road Lewisville, NC 27023

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid at and before the delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that certain tract or parcel of

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Original to: Andrew Buchanan

land lying and being in Forsyth County, North Carolina, being more particularly described on EXHIBIT A (the "Property") attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument(s) recorded in Book 3112 at Page 1846 in the Forsyth County Registry.

The property herein conveyed 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 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, except for the exceptions hereinafter stated.

Title to the Property is subject to Permitted Exceptions as described on EXHIBIT B attached hereto and made apart hereof.

[SIGNATURE(S) APPEAR ON THE FOLLOWING PAGE]

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

GRANTOR:

FRONT STREET-OAK PLAZA, LLC
a North Carolina limited liability company

By: [Signature] (SEAL)
Name: A. Coleman Team
Title: Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF ~~FORSYTH~~ Yadkin

I certify that the following person(s) personally appeared before me this day, and

- ☒ I have personal knowledge of the identity of the principal(s)
☐ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a _____
☐ A credible witness has sworn to the identity of the principal(s);

each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: A. Coleman Team, Authorized Signatory of Front Street-Oak Plaza, LLC, a North Carolina limited liability company.

[insert name of person signing]

Date: 11/19/24

Kaitlyn Bauguess
Kaitlyn Bauguess, Notary Public
(print name)

(official seal)

My commission expires: 09/11/2029

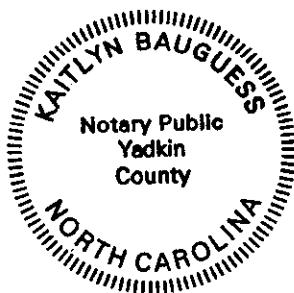


EXHIBIT A

BEGINNING at an existing 7/8" iron stake (having North Carolina Grid Coordinates of North 889,007.01, East 1,626,912.33 NAD83 (NSRS2007) in the southern right-of-way of Hanes Mill Road, said iron being the northeast corner of Lot 2 and the northwest corner of Lot 3 Plat of Oak Summit Business Park as recorded in Plat Book 39, Page 190 and Plat Book 43, Page 86; thence with the southern right-of-way of Hanes Mill Road and the northern line of said Lot 3 on a curve to the left (having a radius of 2605') a chord bearing and distance of S. 82°41'56" E. 224.32' to a 7/8" iron at the southwest intersection of said Hanes Mill Road and Oak Plaza Boulevard; thence with the western right-of-way of said Oak Plaza Boulevard the two (2) following courses and distances: 1) S. 42°51'04" E. 73.32' to a 7/8" iron; thence 2) S. 00°00'26" W. 508.72' to an existing Concrete Nail, the southeast corner of said Lot no. 3 and in the centerline of a Private Access Easement; thence with said centerline of a Private Access Easement the four (4) following courses and distances: 1) N. 89°59'12" W. 613.14' to an existing PK Nail; thence 2) on a curve to the left having a radius of 100' a chord bearing and distance of S. 88°27'36" W. 5.57' to an existing PK Nail, the southwest corner of said Lot 3 and the southeast corner of said Lot 2; thence 3) S. 74°38'21" W. 42.13' to an existing PK Nail; thence 4) S. 62°25'44" W. 22.83' to an existing PK Nail in the eastern right-of-way of Executive Drive; thence with the eastern right-of-way of said Executive Drive N. 27°31'13" W. 23.56' to a 7/8" iron placed; the southeast corner of Lot 201, Tax Block 6322, RMIC Corporation Property as recorded in Deed Book 2719, Page 2031; thence with the southern line of said Lot 201 S. 62°28'47" W. 30.00' to a PK nail placed, the southwest corner of said Lot 201; thence N. 27°31'13" W. 50.00' to a 7/8" iron placed, the northwest corner of said Lot 201 and in the southern line of PIN 6828-68-1755, Communityone Bank, N.A. as recorded in Deed Book 3008, Page 4176; thence with the northern line of said Lot 201 N. 62°28'47" E. 30.00' to an existing 5/8" iron stake in the western line of said Lot 2; thence with the western line of said lot 2 and the eastern line of PIN 6828-68-1755 the two (2) following courses and distances: 1) N. 27°31'13" W. 70.49' to an existing 1-1/4" iron; thence 2) N. 00°00'53" E. 613.55' to a 7/8" iron placed in the southern right-of-way of said Hanes Mill Road; thence with the said right-of-way of Hanes Mill Road on a curve to the left (having a radius of 2605') a chord bearing and distance of S. 74°48'47" E. 490.81' to the point and place of BEGINNING and containing 10.568 acres more or less, as shown on the map entitled "ALTA Survey For: Carolina Income Properties XII, LLC, 145 Executive Drive and 190 Oak Plaza Boulevard" prepared by Sgroi Land Surveying, PLLC dated January 23, 2013, last revised March 15, 2013, Project No.: 2013-5.

The above-described property consists of all of Lot 2 & 3 as shown on a map entitled Oak Summit Business Park, recorded in Plat Book 39, Page 190 and in Plat Book 43, Page 86, Forsyth County Registry, together with an approximate 30' by 50' parcel of land owned by Grantor resulting from the closure of a portion of Executive Drive reflected in that document entitled Resolution Ordering the Closing of a Portion of Executive Drive recorded in Book 2719, page 2031, Forsyth County Registry and containing 10.5700 acres, more or less.

Together with the benefits of the 30 foot Private Access Easement delineated on the Plat of Oak Summit Business Park recorded in Plat Book 39 Page 190 and in Plat Book 43, Page 86, and as set forth in the Joint Driveway Agreement recorded in Book 1964, Page 189 of the Registry of Deeds for Forsyth County, North Carolina.

TOGETHER WITH the easements, rights and benefits set forth in the Declaration of Covenants Conditions and Restrictions for Oak Summit Business Park, recorded in Book 1947, page 759, as amended by Amendment to Declaration of Covenants Conditions and Restrictions for Oak Summit Business Park recorded in Book 2452, Page 733, and Second Amendment to Declaration of Covenants Conditions and Restrictions for Oak Summit Business Park, recorded in Book 3056, Page 1078, and Third Amendment to Declaration of Covenants, Conditions and Restrictions for Oak Summit Business Park, recorded in Book 3454, Page 4079, Forsyth County Registry.

EXHIBIT B

Permitted Exceptions

1. Taxes or assessments for the year 2025, and subsequent years, not yet due or payable.
2. All easements, restrictions and encumbrances appearing of record.
3. Any zoning regulations or ordinance effecting the property.