

2024040105 00146

FORSYTH COUNTY NC FEE \$58.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

11/25/2024 02:47:47 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3837**PG: 3402 - 3424**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Excise Tax: ~~\$0.00~~ THIS DEED IS EXEMPT FROM NORTH CAROLINA EXCISE TAX PURSUANT TO NC GS 106-228.29 (6)
~~\$16,002.00~~

Mail tax statements to:

ARMM ASSETS 2 LLC
 401 Congress Avenue
 33rd Floor
 Austin, TX 78701

After recording, return to:

BCHH, LLC
 181 Montour Run Road
 Coraopolis, PA 15108
 Attention: Jim Felouzis
 412-465-3917, jfelouzis@bchhinc.com

This instrument prepared by: Courtney E. Dec, 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.

The existence of title insurance is unknown to the preparer. This instrument prepared by Courtney E. Dec, a licensed North Carolina attorney, without title examination.

Tax Parcel Number(s):

6837-85-1641 5876-72-6321 6803-29-2066 6876-77-6355 6823-25-6047 6844-57-7649
 6813-17-6734 6844-35-1209 6813-75-8262 6865-19-9809 6832-10-3152
 6854-84-3575 6822-65-0522 6856-16-3969 6865-11-8430 6828-93-8007 6854-78-2339
 5892-93-6353 6865-71-5235 5897-54-4058 6838-15-9539 5894-09-7391
 6878-40-7830 6829-89-9951 5894-14-4028 6910-52-9094 6867-20-5235 5885-55-4040

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 14th day of November, 2024, is made and entered into by and between **ARMM ASSET COMPANY 2 LLC**, whose forward mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantor"), and **ARMM ASSETS 2 LLC**, whose tax mailing address is *401 Congress Avenue, 33rd Floor, Austin, TX 78701* ("Grantee").

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Forsyth, in the State of North Carolina, to-wit:

SEE EXHIBIT "A"

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[SIGNATURE PAGE FOLLOWS]

EXECUTED by the undersigned this 6 day of November, 2024.

GRANTOR:

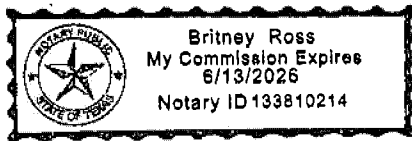
**ARMM ASSET COMPANY 2 LLC, a
Delaware limited liability company**

By: *Joseph V. Gatti*
Name: Joseph V. Gatti
Title: Vice President and Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 6 day of November, 2024, by Joseph V. Gatti, as Vice President and Secretary of ARMM ASSET COMPANY 2 LLC, a Delaware limited liability company who ☒ is personally known to me, or ☐ has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:



Britney Ross
Notary Public

Commission Expires: 6/13/26

Exhibit "A"
Legal Description(s)

TRACT 1:

Being Known and Designated as Lot 13 as shown on the Map of C.M. HAUSER, recorded in Plat Book 8 at Page 140 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference lo which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 08/24/2023 at Book 3769, Page 3541 in said Registry.

COMMONLY KNOWN AS: 1155 Conley St, Winston-Salem, NC 27105
PARCEL ID: 6837-85-1641
TITLE FILE NO: 9776823-1

TRACT 2:

Being known and designated as Lot No. 41 as shown on the plat of SEDGEWICK, Section 1, as recorded in Plat Book 36, Page 87, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 03/01/2024 at Book 3787, Page 4311 in said Registry.

COMMONLY KNOWN AS: 125 Sedgewick Ridge Ct, Lewisville, NC 27023
PARCEL ID: 5876-72-6321
TITLE FILE NO: 9943360-1

TRACT 3:

Being All of Lot 40, Sheet 1 of 2, CAMDEN PLACE SUBDIVISION, as shown on Plat recorded in Plat Book 43, Page 76, Forsyth County Registry.

BEING the same property conveyed to Grantor by deed recorded 12/28/2023 at Book 3787, Page 1831 in said Registry.

COMMONLY KNOWN AS: 1325 Camden Place Ct, Winston Salem, NC 27103
PARCEL ID: 6803-29-2066
TITLE FILE NO: 9992858-1

Exhibit "A"
Legal Description(s)

TRACT 4:

Being known and designated as Lot Number 5, as shown on the plat entitled OAK FOREST SUBDIVISION, SECTION 2, as recorded in Plat Book 27, Page 54, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/22/2024 at Book 3789, Page 3791 in said Registry.

COMMONLY KNOWN AS: 160 Oak Forest Dr, Kernersville, NC 27284
PARCEL ID: 6876-77-6355
TITLE FILE NO: 9962030-1

TRACT 5:

Being Known and Designated as Lot 142 as shown on the Map of CARRIAGE COVE, Section II, as recorded in Plat Book 35 at Pages 165-168 in the Office of the Register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 10/20/2023 at Book 1145, Page 1147 in said Registry.

COMMONLY KNOWN AS: 1644 Quillmark Rd, Winston-Salem, NC 27127
PARCEL ID: 6823-25-6047
TITLE FILE NO: 9873610-1

Exhibit "A"
Legal Description(s)

TRACT 6:

Beginning at an existing iron pipe that is the southwest corner of the parcel now or formerly owned by Louis Fleurizard as described with more particularity in Deed Book 2155, at Page 3416, Forsyth County, North Carolina, reference to which is made for a more particular description; thence running North 12 degrees 22 minutes 46 seconds West 22.00 feet to a new iron pipe; thence running North 82 degrees 24 minutes 27 seconds East 180.90 feet to a new iron pipe, said pipe being the point and place of beginning; thence running North 7 degrees 35 minutes 33 seconds West 108.90 feet to a new iron pipe; thence running North 89 degrees 43 minutes 58 seconds East 95.78 feet to a new iron pipe; thence running South 7 degrees 35 minutes 33 seconds East 96.69 feet to a new iron pipe; and thence running South 82 degrees 24 minutes 27 seconds West 95.00 feet to the point of beginning, such parcel containing 9,765.54 square feet, more or less, as shown on a survey prepared by Sydney H. Autry, Professional Land Surveyor, dated May 14, 2002.

Save and except a perpetual non-exclusive easement for ingress, egress, regress and the installation and maintenance of utilities, Beginning at a new iron pipe that is the southeast corner of the above-described parcel; thence running South 82 degrees 24 minutes 27 seconds West 95.00 feet to 2 new iron pipe that is the southwest corner of the above-described parcel; thence running North 7 degrees 35 minutes 33 seconds West 25.00 feet to a point; thence running North 82 degrees 24 minutes 27 seconds East 95.00 feet to a point; thence running South 7 degrees 35 minutes 33 seconds East 25.00 to a new iron pipe that is the southeast corner of the above described parcel, said corner being the point and place of beginning of said easement.

Together with a perpetual non-exclusive easement for ingress, egress, regress and the installation and maintenance of utilities, Beginning at a new iron pipe that is the southeast corner of the above-described parcel; thence running North 7 degrees 35 minutes 33 seconds West 25.00 feet to a point; thence running South 89 degrees 58 minutes 43 seconds East 101.51 feet to a point; thence running South 11 degrees 38 minutes 0 seconds East 25.00 feet to a new iron pipe; and thence running North 89 degrees 58 minutes 43 seconds West 105.00 feet to 2 new iron pipe that is the southeast corner of the above-described parcel, said corner being the point and place of beginning of said easement.

BEING the same property conveyed to Grantor by deed recorded 06/21/2023 at Book 3759, Page 3819 in said Registry.

COMMONLY KNOWN AS: 1922 Flatrock Terrace, Winston-Salem, NC 27107
PARCEL ID: 6844-57-7649
TITLE FILE NO: 9680863-1

Exhibit "A"
Legal Description(s)

TRACT 7:

Being all of Lot 69, GRIFFITH PARK SUBDIVISION, per plat and survey thereof recorded in Plat Book 56, Page 174, Forsyth County Registry, North Carolina, reference to which plat is hereby made for a more particular description of same.

BEING the same property conveyed to Grantor by deed recorded 01/29/2024 at Book 3790, Page 3414 in said Registry.

COMMONLY KNOWN AS: 209 Everidge Rd, Winston-Salem, NC 27103
PARCEL ID: 6813-17-6734
TITLE FILE NO: 9995242-1

TRACT 8:

Being known and designated as Lot 5 on the map showing the subdivision of the Property of ALLIE NISSEN LINVILLE, recorded in Plat Book 4, Page 202 in the office of the Register of Deeds of Forsyth County, North Carolina and being part of the Identical property described in deed recorded in Book 872, Page 152 in the office of the Register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 08/21/2023 at Book 3769, Page 1112 in said Registry.

COMMONLY KNOWN AS: 2251 Sunshine Ave, Winston-Salem, NC 27107
PARCEL ID: 6844-35-1209
TITLE FILE NO: 9767258-1

TRACT 9:

Being known and designated as Lot 1, as shown on the Map of EBERT VILLAGE, SECTION ONE, as recorded in Plat Book 36, Page 185, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 02/01/2024 at Book 3787, Page 3708 in said Registry.

COMMONLY KNOWN AS: 2292 Briar Glen Rd, Winston Salem, NC 27127
PARCEL ID: 6813-75-8262
TITLE FILE NO: 9953746-1

Exhibit "A"
Legal Description(s)

TRACT 10:

Being known and designated as Lot Number 88 as shown on the Map of ROCKBRIDGE SUBDIVISION, SECTION 4, as recorded in Plat Book 44, Page 80 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

BEING the same property conveyed to Grantor by deed recorded 12/21/2023 at Book 3786, Page 3951 in said Registry.

COMMONLY KNOWN AS: 361 Stone Meadow Dr, Kernersville, NC 27284
PARCEL ID: 6865-19-9809
TITLE FILE NO: 9967456-1

TRACT 11:

Being Known and Designated as Lot 117 as shown on Plat of HIDDEN CREEK, PHASE 3, as recorded in Plat Book 45, Page 45, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 06/26/2023 at Book 3760, Page 2966 in said Registry.

COMMONLY KNOWN AS: 384 Sailway Rd, Winston-Salem, NC 27127
PARCEL ID: 6832-10-3152
TITLE FILE NO: 9668488-1

TRACT 12:

Being known and designated as Lot 6, MAGNOLIA PLACE, as recorded in Plat Book 41, Page 37, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 10/10/2023 at Book 3776, Page 3018 in said Registry.

COMMONLY KNOWN AS: 3942 Magnolia Place Ln, Winston-Salem, NC 27107
PARCEL ID: 6854-84-3575
TITLE FILE NO: 9852759-1

Exhibit "A"
Legal Description(s)

TRACT 13:

Being Known and Designated as Lot 132, as shown on the Plat of PARKSIDE WEST, PHASE 2, as recorded in Plat Book 50 Pages 157 & 158, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 12/20/2023 at Book 3786, Page 2599 in said Registry.

COMMONLY KNOWN AS: 3975 Overcreek Ln, Winston Salem, NC 27127
PARCEL ID: 6822-65-0522
TITLE FILE NO: 9988609-1

TRACT 14:

BEING all of Lot 137, RIVER CHASE SUBDIVISION, PHASE 3, Map 2, per plat and survey thereof recorded in Plat Book 61, Page 200, Forsyth County Registry, North Carolina, reference to which plat is hereby made for a more particular description of same.

BEING the same property conveyed to Grantor by deed recorded 01/26/2024 at Book 3790, Page 2306 in said Registry.

COMMONLY KNOWN AS: 3977 Foliage Dr, Winston-Salem, NC 27101
PARCEL ID: 6856-16-3969
TITLE FILE NO: 10036231-1

TRACT 15:

Being Known and Designated as Lot Number 5 of CORBIN PLACE SUBDIVISION, as recorded in Plat Book 39, Page 37, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 09/11/2023 at Book 3781, Page 580 in said Registry.

COMMONLY KNOWN AS: 440 Corbin St, Winston-Salem, NC 27107
PARCEL ID: 6865-11-8430
TITLE FILE NO: 9890310-1

Exhibit "A"
Legal Description(s)

TRACT 16:

Being known and designated as Lot Number 77 as shown on the map of NORTH OAKS SUBDIVISION, as recorded in Plat Book 42, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

BEING the same property conveyed to Grantor by deed recorded 11/22/2023 at Book 3782, Page 4202 in said Registry.

COMMONLY KNOWN AS: 457 Camden Ridge Dr, Winston-Salem, NC 27105
PARCEL ID: 6828-93-8007
TITLE FILE NO: 9842860-1

TRACT 17:

Being known and designated as Lot 28 as shown on the map of BEDFORD PARK, Phase One, Section One, a plat of which is recorded in Plat Book 43, Pages 70 and 71 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 05/17/2024 at Book 8827, Page 2779 in said Registry.

COMMONLY KNOWN AS: 462 Farmingdale Ave, Winston Salem, NC 27107
PARCEL ID: 6854-78-2339
TITLE FILE NO: 10110596-1

TRACT 18:

Being Known and designated as Lot 167, as shown on the PLAT OF RIVERGATE, Phase II, as recorded in Plat Book 52 Page 131, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for more particular description.

BEING the same property conveyed to Grantor by deed recorded 11/22/2023 at Book 3783, Page 35 in said Registry.

COMMONLY KNOWN AS: 4632 Midstream Crossing Dr, Clemmons, NC 27012
PARCEL ID: 5892-93-6353
TITLE FILE NO: 9889286-1

Exhibit "A"
Legal Description(s)

TRACT 19:

Being Known and Designated as Lot No. 62 as shown on the plat of SEDGE LAKE GARDENS, SECTION THREE as recorded in Plat Book 36, at Page 29, Forsyth County Registry, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 10/24/2023 at Book 3778, Page 2855 in said Registry.

COMMONLY KNOWN AS: 5100 Toucan Ln, Kernersville, NC 27284
PARCEL ID: 6865-71-5235
TITLE FILE NO: 9878982-1

TRACT 20:

Being all of Lot 116 as shown on the Map or Plat of SALEM WEST, Section Four, which is duly recorded in Plat Book 31, Page 65, Register of Deeds of Forsyth County, North Carolina, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Grantor by deed recorded 05/02/2024 at Book 3791, Page 3045 in said Registry.

COMMONLY KNOWN AS: 5509 Salem View Rd, Pfafftown, NC 27040
PARCEL ID: 5897-54-4058
TITLE FILE NO: 10062021-1

TRACT 21:

Being all of Lot 15 of COUNTRY CLUB RIDGE SUBDIVISION, SECTION 1, as recorded in Plat Book 48 Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 02/01/2024 at Book 3787, Page 3623 in said Registry.

COMMONLY KNOWN AS: 5608 Fairway Forest Drive, Winston Salem, NC 27105
PARCEL ID: 6838-15-9539
TITLE FILE NO: 10009884-1

Exhibit "A"
Legal Description(s)

TRACT 22:

Being all of Lot 17 as shown on a map or plat of WINDSOR WEST SINGLE FAMILY HOMES, which map or plat is recorded in Plat Book 33, Page 146, in the Office of the Register of Deeds of Forsyth County, North Carolina Together with a non-exclusive permanent private access and public utility easement shown on said plat and further shown on plat of Windsor West, Phase 1-A, Condominium Plat Book 3 at Page 182, Forsyth County Registry.

BEING the same property conveyed to Grantor by deed recorded 11/10/2023 at Book 3776, Page 3819 in said Registry.

COMMONLY KNOWN AS: 5817 Sir Knight Cir, Clemmons, NC 27012
PARCEL ID: 5894-09-7391
TITLE FILE NO: 9853595-1

TRACT 23:

Being all of Lot No. 572, as shown on a recorded Plat entitled "ABINGTON, Section 14" as developed by Kerner Developers, said plat being recorded in Plat Book 39, Page 70, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Grantor by deed recorded 01/09/2023 at Book 3771, Page 1365 in said Registry.

COMMONLY KNOWN AS: 6085 Habersham Dr, Kernersville, NC 27284
PARCEL ID: 6878-40-7830
TITLE FILE NO: 9788179-1

TRACT 24:

Being all of Lot 55, Brentwood Park, Section 3 as per Plat thereof recorded in Plat Book 55 Page 174, in the office of the register of deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 09/25/2023 at Book 3774, Page 2029 in said Registry.

COMMONLY KNOWN AS: 6166 Brentwood Park, Rural Hall, NC 27045
PARCEL ID: 6829-89-9951
TITLE FILE NO: 9795616-1

Exhibit "A"
Legal Description(s)

TRACT 25:

Being Known and Designated as Lot No. 21 as shown on the Map of WESTERLY FOREST, SECTION 2, REVISED as recorded in Plat Book 39, Page 175, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 07/09/2023 at Book 3771, Page 4028 in said Registry.

COMMONLY KNOWN AS: 6701 Valleyoak Dr, Clemmons, NC 27012
PARCEL ID: 5894-14-4028
TITLE FILE NO: 9740871-1

TRACT 26:

Being all of Lot 143, BITTING HALL, PHASE I, MAP 2, according to the plat thereof, recorded in Plat Book 53, Page 63, in the Office of the Register of Deeds of Forsyth County, North Carolina.

BEING the same property conveyed to Grantor by deed recorded 01/16/2024 at Book 3789, Page 1396 in said Registry.

COMMONLY KNOWN AS: 748 Runningbrook Ln, Rural Hall, NC 27045
PARCEL ID: 6910-52-9094
TITLE FILE NO: 10002746-1

TRACT 27:

Being known and designated as Lot 35 as shown on the plat of WINCHESTER, SECTION 3, as recorded in Plat Book 27, Page 143, Forsyth County Registry, reference to which map is made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 11/01/2024 at Book 3788, Page 3815 in said Registry.

COMMONLY KNOWN AS: 765 Sagebrush Trl, Winston-Salem, NC 27101
PARCEL ID: 6867-20-5235
TITLE FILE NO: 9880521-1

Exhibit "A"
Legal Description(s)

TRACT 28:

Being known and designated as Lot Number 55, as shown on the map of SEQUOIA PLACE, Section Two, as recorded in Plat Book 29, Pages 152 and 153, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/12/2023 at Book 3783, Page 4012 in said Registry.

COMMONLY KNOWN AS: 780 Grinnell St, Lewisville, NC 27023
PARCEL ID: 5885-55-4040
TITLE FILE NO: 9850133-1

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1155 CONLEY ST, WINSTON-SALEM, NC 27105) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 16, Page I and Book 8, Page 140.

AS TO TRACT 2 (125 SEDGEWICK RIDGE CT, LEWISVILLE, NC 27023) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 36, Page 87.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1771, Page 3690.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 353, Page 437, Book 946, Page 262, Book 946, Page 600 and Book 1768, Page 809.

AS TO TRACT 3 (1325 CAMDEN PLACE CT, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 43, Page 76.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2145, Page 4395 and Book 2147, Page 2079.

AS TO TRACT 4 (160 OAK FOREST DR, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 27, Page 54.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 973, Page 535.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 424, Page 278.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 5 (1644 QUILLMARK RD, WINSTON-SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 35, Page 165.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1741, Page 1574, Book 1719, Page 2628 and Book 1730, Page 1221.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1723, Page 3408, Book 1723, Page 3410, Book 1734, Page 1811 and Book 1734, Page 2076.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 1731, Page 340.

AS TO TRACT 6 (1922 FLATROCK TERRACE, WINSTON-SALEM, NC 27107) ONLY:

- (1) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book RE 3546, Page 2023.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 7 (209 EVERIDGE RD, WINSTON-SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 56, Page 174.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2752, Page 1689, Book 2805, Page 174, Book 2877, Page 1379 and Book 2897, Page 1425
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2656, Page 3481, Book 2656, Page 3484, Book 2735, Page 1551, Book 2742, Page 3696, Book 2766, Page 1819, Book 2777, Page 4252, Book 2777, Page 4253, Book 454, Page 181, Book 489, Page 304, Book 654, Page 293, Book 743, Page 467, Book 839, Page 510, Book 1110, Page 834, Book 827, Page 157, Book 979, Page 105, Book 2640, Page 1196, Book 2454, Page 4176, Book 2488, Page 2056 and Book 1043, Page 234.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2790, Page 653 and Book 2157, Page 4617.
- (5) Oil, gas and/or mineral right(s) and/or reservation(s) as set forth in instrument(s) recorded at Book 3051, Page 2566. The Company makes no representation as to the present ownership of such interest(s).

AS TO TRACT 8 (2251 SUNSHINE AVE, WINSTON-SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4, Page 202.
- (2) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1864, Page 2238.

AS TO TRACT 9 (2292 BRIAR GLEN RD, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 36 Page 185.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1800, Page 3170.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 3133, Page 885.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 10 (361 STONE MEADOW DR, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 44, Page 80.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2226, Page 2167.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1838, Page 3617.

AS TO TRACT 11 (384 SAILWAY RD, WINSTON-SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 45, Page 45.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2277, Page 936 and Book 2288, Page 3691.

AS TO TRACT 12 (3942 MAGNOLIA PLACE LN, WINSTON-SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 41, Page 37.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2048, Page 682 and Book 2057, Page 1748.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2056, Page 2179.

AS TO TRACT 13 (3975 OVERCREEK LN, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 50, Page 157.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2633, Page 24, Book 2663, Page 5, Book 2842, Page 705, Book 2966, Page 1872, Book 3071, Page 1683, Book 3082, Page 4221, Book 3387, Page 1173 and Book 3404, Page 452.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 14 (3977 FOLIAGE DR, WINSTON-SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 61, Page 200 and Book 34, Page 10.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book RE 2708, Page 3221; Book 2711, Page 3226; Book 2725, Page 2618; Book 3071, Page 110; Book 3071, Page 1116; Book 3071, Page 1120; Book 3167, Page 2095 and Book 3167, Page 2099.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 2698, Page 2916; Book 703, Page 47 and Book 2468, Page 3265.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2701, Page 1334.

AS TO TRACT 15 (440 CORBIN ST, WINSTON-SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 37.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1929, Page 14 and Book 1911, Page 2862.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 826, Page 199, Book 1822, Page 1574 and Book 1853 Page 3122.

AS TO TRACT 16 (457 CAMDEN RIDGE DR, WINSTON-SALEM, NC 27105) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 42, Page 29.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2091, Page 2860 and Book 2092, Page 720.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1986, Page 837.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 17 (462 FARMINGDALE AVE, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 43, Page 70.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2146, Page 592.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 420, Page 49, Book 420, Page 52, Book 420, Page 75, Book 420, Page 76, Book 548, Page 379, Book 644, Page 203, Book 335, Page 288, Book 358, Page 105, Book 663, Page 421 and Book 1775, Page 1377.

AS TO TRACT 18 (4632 MIDSTREAM CROSSING DR, CLEMMONS, NC 27012) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 52, Page 131 and Book 49, Page 180.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2640, Page 1004 and Book 2770, Page 165.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1789, Page 2726, Book 1789, Page 2723, Book 603, Page 241, Book 1691, Page 2614, Book 1362, Page 694, Book 1792, Page 846, Book 36, Page 164 and Book 2610, Page 3005.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 1662, Page 98.

AS TO TRACT 19 (5100 TOUCAN LN, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 36, Page 29.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1758, Page 2606.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 583, Page 48, Book 1587, Page 280, Book 1751, Page 1007, Book 1614, Page 1615 and Book 1654, Page 3999.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 20 (5509 SALEM VIEW RD, PFAFFTOWN, NC 27040) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 31, Page 65.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1562, Page 47, Book 1298, Page 88, Book 1414, Page 38 and Book 1472, Page 851.

AS TO TRACT 21 (5608 FAIRWAY FOREST DRIVE, WINSTON SALEM, NC 27105) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 48 Page 142.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2582, Page 1148 and Book 2718, Page 1595.

AS TO TRACT 22 (5817 SIR KNIGHT CIR, CLEMMONS, NC 27012) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 33, Page 16.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1579, Page 127, Book 1612, Page 1462 and Book 2246, Page 296.

AS TO TRACT 23 (6085 HABERSHAM DR, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 70.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1921, Page 972.

AS TO TRACT 24 (6166 BRENTWOOD PARK, RURAL HALL, NC 27045) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 55, Page 174.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2863, Page 2294.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 25 (6701 VALLEYOAK DR, CLEMMONS, NC 27012) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 175.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1109, Page 486 and Book 1945, Page 3174.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1237, Page 966.

AS TO TRACT 26 (748 RUNNINGBROOK LN, RURAL HALL, NC 27045) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 53, Page 63.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2784, Page 1855 and in Book 2824, Page 1611.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 255 at Page 104; Book 381, Page 37; Book 478, Page 337 and Book 681, Page 470.

AS TO TRACT 27 (765 SAGEBRUSH TRL, WINSTON-SALEM, NC 27101) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 27, Page 143.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1303, Page 368 and in Book 1304, Page 643.

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 28 (780 GRINNELL ST, LEWISVILLE, NC 27023) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 29 Page 152.
- (2) Term(s), provision(s), limitation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1463, Page 506, Book 1471, Page 875 and Book 1509, Page 554.
- (3) Easement(s) and/or right of way(s) as set forth in instrument(s) recorded at Book 1361, Page 1676, Book 1456, Page 318, Book 1017, Page 843, Book 451, Page 279, Book 443, Page 19, Book 396, Page 188, Book 648, Page 163 and Book 338, Page 191.