

2025010726 00134

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$4500.00

PRESENTED & RECORDED

04/03/2025 02:50:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3856

PG: 1609 - 1616

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax **\$4,500.00**Parcel Identifier No. **6817-73-0220.000**

Mail after recording to: The Law Offices of Randall L. Perry, PLLC, 1100 S. Stratford Road, Suite 325C,
Winston-Salem, North Carolina 27103, Attn: Randall L. Perry, Esq.

This instrument was prepared by: The Denny Law Firm, PLLC, 17824 Statesville Road, Suite 124, Cornelius, North
Carolina 28031, Attn: Mark S. Denny (No Title Search)

Brief description for the Index: 2735 Reynolda RoadTHIS DEED made this 3 day of April, 2025, by and between:

GRANTOR	GRANTEE
13049 OXNARD STREET, LLC , a California limited liability company, having an undivided interest of 90%; and BETTY L. FIORAVANTI, AS TRUSTEE OF THE BETTY L. FIORAVANTI REVOCABLE TRUST , having an undivided interest of 10%, each as tenants in common Address: 4702 Sepulveda Boulevard, Sherman Oaks, California 91403	ZHAOYAN LIANG , an married woman <u>Mailing Address:</u> 6475 Sunnyslope Avenue Castro Valley, California 94552 <u>Property Address:</u> 2735 Reynolda Road Winston Salem, North Carolina 27106

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 Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in the Winston Township, Forsyth County, North Carolina, and more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

submitted electronically by "The Law Offices of Randall L. Perry, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

THIS PROPERTY DOES NOT INCLUDE THE GRANTOR'S PRINCIPAL RESIDENCE.

The Property was acquired by Grantor by instruments recorded in Book RE 3206, Page 856.

A map showing the Property is recorded in Plat Book _____, Page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And the Grantor covenants with the 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, and under or through Grantor except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

See **EXHIBIT B** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year first above written.

GRANTOR:

13049 OXNARD STREET, LLC, a
California limited liability company

By: Elliott J. Knoch, Jr. Bypass Trust
Its: Sole Member

By: Betty L. Fioravanti
Name: Betty L. Fioravanti
Title: Trustee

STATE OF California
COUNTY OF Los Angeles

I certify that the following person 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:

Betty L. Fioravanti

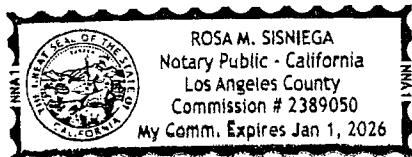
Date: March 26, 2025

Rosa H. Sisniega
Notary Public

Rosa H. Sisniega
(Printed Name of Notary)

My Commission Expires: 01-01-2026

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!



GRANTOR:

BETTY L. FIORAVANTI, AS TRUSTEE OF THE BETTY L. FIORAVANTI REVOCABLE TRUST

By: Betty L. Fioravanti
 Name: Betty L. Fioravanti
 Title: Trustee

STATE OF California
 COUNTY OF Los Angeles

I certify that the following person 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:

Betty L. Fioravanti

Date: March 26, 2025

Rosa M. Sisniega
 Notary Public

Rosa M. Sisniega
 (Printed Name of Notary)

My Commission Expires: 01-01-2026

PLACE NOTARY SEAL INSIDE THIS BOX ONLY!



EXHIBIT A**DESCRIPTION OF REAL PROPERTY**

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

BEGINNING at a R/W monument on the Northern R/W of Reynolda Road on the line between Lots 17 and 18 of Block "B" of Mrs. L.M. Hall as recorded in Plat Blook 10, Page 3, thence on the line between said Lots 17 and 18 North 59 degrees 49 minutes 20 seconds East 175.96 feet to an iron, the Northernmost corner of said Lot 17, thence crossing a 12.5 feet alley and following the line between Lots 19 and 20 of Block "E" of Mrs. L.M. Hall as recorded in Plat Book 16, Page 86, North 59 degrees 34 minutes 40 seconds East 86.68 feet to an iron, thence on a new line South 29 degrees 40 minutes 20 seconds East 148.78 feet to an iron on the line between Lots 13 and 14 of said Plat Book 16, Page 86, thence on the line between said lots South 59 degrees 06 minutes 40 seconds West 80.74 feet to an iron, thence crossing the 12.5 feet alley and following the line between Lots 11 and 12 of said Plat Book 10, Page 3 South 59 degrees 26 minutes West 179.26 feet to an iron on the R/W of Reynolda Road, thence with said R/W North 30 North 30 degrees 41 minutes West 150.62 feet to the place of BEGINNING and containing 0.898 acres, more or less.

The above-described property lying in Winston Township, Forsyth County, North Carolina is Lots 12-B through 17-B, portion of Lots 80 through 85, and Lots 302, and 303 of Tax Block 2254. See Deed Book 707, Page 88, Deed Book 709, Page 263, and Deed Book 1141, Page 1059.

TOGETHER WITH those certain easements for access, ingress and egress as contained in that certain Grant of Easement for the City of Winston-Salem to Wendy's International, Inc. dated August 22, 1995, and recorded in Book 1902, Page 3045, Forsyth County Public Registry.

For Informational Purposes Only:

Address: 2735 Reynolda Road, Winston-Salem, Forsyth County, North Carolina 27106
Tax Parcel #: 6817-73-0220.000

EXHIBIT B
EXCEPTIONS TO TITLE

1. Taxes or assessments for the year 2025, and subsequent years, not yet due or payable.
2. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 638, Page 289 and any related maps, plans, bylaws and other document(s) and amendment(s).
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 10, Page 3; Map Book 14, Page 57; and Map Book 16, Page 86.
4. Memorandum of Lease Agreement between Wendelta Property Holdings, LLC and NPC Quality Burgers, Inc. recorded July 28, 2014 in Book 3189, Page 1766. Assigned to 13049 Oxnard Street, LLC and Betty L. Fioravanti, as Trustee of the Betty L. Fioravanti Revocable Trust on November 21, 2014 in Book 3206, Page 871 and rerecorded on November 25, 2014 in Book 3206, Page 3377. Assumed by Uncommon Hospitality as Lessee on May 15, 2023 in Book 3754, Page 117.
5. Easement(s) and/or Right(s) of way to Duke Power Company as recorded in Book 640 at Page 412.
6. Rights or claims of parties in possession not shown by the public records.
7. Terms and conditions and rights of others for access, ingress and egress purposes contained in that certain Grant of Easement for the City of Winston-Salem to Wendy's International, Inc. dated August 22, 1995, and recorded in Book 1902, at Page 3045 located on the Land.
8. Release of Estoppel and Consent Agreement recorded December 4, 2014 in Book 3207 at Page 2651.
9. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.

EXHIBIT C

Prepared by & return to:
 The Denny Law Firm, PLLC
 17824 Statesville Road, Suite 124
 Cornelius, North Carolina 28031
 Attn: Mark S. Denny

CERTIFICATE OF TRUST

We, the undersigned, do hereby certify that:

This trust certificate is given by each of the Trustees voluntarily, pursuant to the North Carolina Uniform Trust Code and under penalty of perjury, intending that the facts set forth in this Certificate be relied upon as true and correct.

1. The Trust is evidenced by that certain Betty L. Fioravanti Revocable Trust. The Trust is currently in existence and has not been amended or revoked.
2. The name of the Settlor is: Betty L. Fioravanti.
3. The name of each trustee of the Trust is: Betty L. Fioravanti.
4. The name and address of each currently acting trustee of the Trust is:

 Betty L. Fioravanti, Trustee
 4702 Sepulveda Blvd.
 Sherman Oaks, CA 91403
5. The trustee(s) are authorized by the trust instrument or by the provisions of applicable law (including, but not limited to N.C.G.S. § 36C-8-815) to buy, sell, convey, pledge, mortgage, lease, manage, operate, control or transfer title to trust property, including real property, except as limited by the following (if none, so indicate): none.
6. The Trust is revocable. The person holding the power to revoke the trust is Betty L. Fioravanti.
7. If there is more than one trustee listed above: (a) the undersigned has the authority to sign or otherwise authenticate the existence of the Trust with joinder of the co-trustees, and (b) the undersigned has the authority to exercise the powers listed above with joinder of the co-trustees.
8. The taxpayer identification number for the Trust is: Intentionally Blank. (NOTE: This section may be left blank if the taxpayer identification number is the same as the social security number of a party to the trust instrument and this document is to be recorded in the public record.)
9. The manner of taking title to the Trust property is as follows (the name in which title shall be held) is: Betty L. Fioravanti, as Trustee of the Betty L. Fioravanti Revocable Trust.
10. The Trust has not been revoked, modified or amended in any manner that would cause any of the representations contained in this Certification to be incorrect.

11. That the Trustee is hereby authorized in the name of and for account of the Trust, and on such terms and conditions as she may deem property, to sell 10% undivided, direct interest in real property located at 2735 Reynolda Road, Winston-Salem, North Carolina 27106 (the "Property"); to sign, execute and endorse such documents as may be necessary or required to enable the Trust to sell the 10% undivided interest in the Property; and that the execution by such Trustee of the Trust of the aforementioned documents and performance of all such acts in connection therewith are hereby in all respects ratified, adopted and confirmed.

Betty L. Fioravanti (SEAL)
Betty L. Fioravanti, Trustee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Executed, subscribed and sworn to me this 26 day of March, 2025.
by Betty L. Fioravanti.

Rosa M. Sisniega
Notary Public Rosa M. Sisniega

My commission expires: 01-01-2026

