

2025014025 00158

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED

04/29/2025 02:21:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3860

PG: 2784 - 2787

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 6845-47-0121.000 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: _____

This instrument was prepared by: The Surles Law Firm, PLLC 6201 Fairview Rd., Ste. 325, Charlotte, NC 28210, a North Carolina licensed attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds. **NO TITLE EXAMINATION PERFORMED BY PREPARER**

Brief description for the Index: 0 Mount Vernon Ave., Winston-Salem, NC 27101

THIS DEED made this 27th day of March, 2025, by and between

GRANTOR	GRANTEE
VISIBLE MEDIA, INC., a North Carolina corporation	TLC PROPERTIES LLC
<u>Mailing Address:</u> PO Box 30068 Raleigh, NC 27622	<u>Mailing Address:</u> 5321 Corporate Boulevard Baton Rouge, LA 70808

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 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 situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A", attached

Submitted electronically by "Harbor City Title Insurance Agency of NC, Inc."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3548 page 1309.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 7 page 42.

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 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, under or through Grantor, other than the following exceptions:

SEE EXHIBIT "B", attached

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Visible Media, Inc.

a North Carolina corporation

By:  (SEAL)

Joseph Stancil
President

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person personally appeared before me this day, acknowledging to me that he/she signed the foregoing document: Joseph Stancil, in their capacity as the President of Visible Media, Inc., a North Carolina corporation.

Date: 3/25/25

[Notarial Seal/Stamp]


Notary Public

Carmen J. Marzella
Print Name

My commission expires: 12/13/25

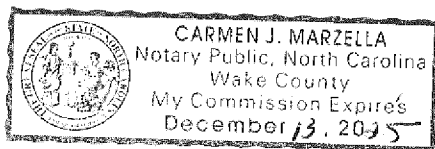


EXHIBIT "A"

Legal Description

Lying and being East of the City of Winston-Salem, North Carolina, being known and designated as Lot No. 41 and the Northern portion of Lot No. 40, not included in the right of way to The State Highway and Public Works Commission, as shown on the Map of Masten Park, Section 3. Map of same recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, Page 42, to which map reference is hereby made for a more complete description.

EXHIBIT "B"**Permitted Exceptions**

1. Taxes for the year(s) 2025 and subsequent years; a lien, not yet due and payable.
2. Title to that portion of the property within the bounds of any roads or highways, and any rights of others entitled thereto.
3. Agreement for Communications Systems Easement unto American Telephone and Telegraph Company as recorded in Book 1575, Page(s) 1086, of the Forsyth County Registry, reference being made to the records thereof for the full particulars.
4. Easements, Setback Lines and any other facts shown on that Plat in Book 7, Page(s) 42 of the Forsyth County Registry, reference being made to the records thereof for the full particulars.
5. Grant of Easement to the City of Winston-Salem, a municipal corporation, as recorded in Book 904, Page(s) 544, of the Forsyth County Registry, reference being made to the records thereof for the full particulars, as approximately shown on survey entitled ALTA/NSPS Land Title Survey, NC Billboard Portfolio, 0 Mt. Vernon Ave., Forsyth County, Winston-Salem, NC, dated January 3, 2025, last revised ____, by Jimmy F. Cain, PLS, Professional Land Surveyor No. L-2498.
6. A survey entitled ALTA/NSPS Land Title Survey, NC Billboard Portfolio, 0 Mt. Vernon Ave., Forsyth County, Winston-Salem, NC, dated January 3, 2025, last revised ____, by Jimmy F. Cain, PLS, Professional Land Surveyor No. L-2498, reveals the following matters as to the proposed easement area:
 - a. Electrical lines and power pole;
 - b. Billboards located within 20' sewer easement and 10' telephone easement;
 - c. Overhang of billboard projects over western boundary.