

2025014323 00233

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$10800.00
 PRESENTED & RECORDED
 04/30/2025 04:37:04 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3861
PG: 270 - 275

SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA)
)
 COUNTY OF FORSYTH)

Drafted by: Scott T. Horn, Esq.

Allman Spry Box 8

**** No title search performed or requested ****

Return to: Grantee

Excise Tax: \$10,800.00

Tax PIN: 6835-17-1023

THIS SPECIAL WARRANTY DEED, made effective as of the 30th day of April 2025,
by and between:

LTP Holdings II, LLC,
 a North Carolina limited liability company,
 having an address of 206 W. Fourth Street, Winston-Salem, NC 27101
 (hereinafter "**Grantor**")
 and

UNCSA Foundation Management, LLC,
 a North Carolina limited liability company,
 having an address of 1533 S. Main Street, Winston-Salem, NC 27127
 (hereinafter "**Grantee**")

W I T N E S S E T H:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all those tracts or parcels of land being situated in Forsyth County, North Carolina and more particularly described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference

Submitted electronically by Kilpatrick Townsend & Stockton LLP 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 herein conveyed does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3316, Page 1739.

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.

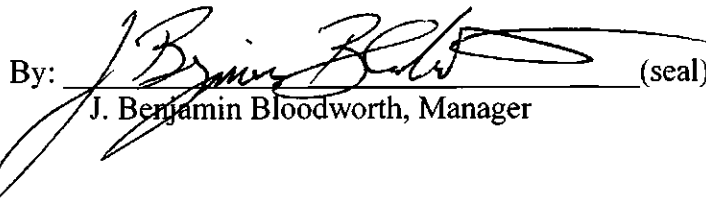
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to those exceptions set forth in **Exhibit B** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has executed, or caused this instrument to be executed in its name by its duly authorized representative, to be effective as of the day and year first above written.

[Signature and acknowledgement follows]

Signature Page to
Special Warranty Deed

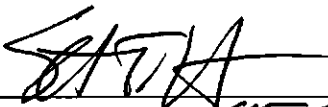
LTP HOLDINGS II, LLC,
a North Carolina limited liability company

By:  (seal)
J. Benjamin Bloodworth, Manager

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: J. Benjamin Bloodworth.

Date: 4-28-25 
Printed Name: SCOTT T. HORN, Notary Public

My commission expires: 10-6-26

(seal)

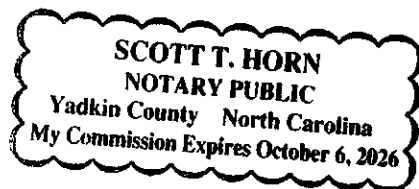


Exhibit A

TRACT ONE: 419 N. Spruce Street, Winston-Salem, North Carolina

Commencing at a new magnail set in a sidewalk, marking the intersection of the eastern right of way line of Spruce Street and the southern right of way line of Fifth Street, and being the northwest corner of Grantor's parcel from which the herein-described parcel is carved, having North Carolina Grid (NAD83, 2007 Adjustment) Coordinates of: North 857,397.35 feet, East 1,631,026.27 feet; thence with the eastern right of way line of Spruce Street, South 07 degrees 07 minutes 07 seconds East 211.24 feet to a new magnail, the point of BEGINNING; thence with the following eight (8) new lines through Grantor's property: (1) North 82 degrees 45 minutes 13 seconds East 50.33 feet to a new magnail; (2) South 07 degrees 07 minutes 23 seconds East 7.25 feet to a new magnail; (3) North 82 degrees 40 minutes 50 seconds East 51.65 feet to a new magnail; (4) South 07 degrees 07 minutes 07 seconds East 2.60 feet to a new magnail; (5) North 82 degrees 45 minutes 43 seconds East 8.55 feet to a new magnail; (6) South 07 degrees 02 minutes 58 seconds East 14.49 feet to a new magnail; (7) South 04 degrees 02 minutes 07 seconds West 11.34 feet to a new magnail; (8) South 07 degrees 07 minutes 07 seconds East 39.38 feet to a new magnail marking the northwest corner of The Board of Trustees of The Endowment Fund of The North Carolina School of The Arts (Deed Book 1568, Page 411, Forsyth County Registry); thence with the western line of said Board of Trustees parcel South 07 degrees 07 minute 07 seconds East 49.93 feet to an existing P/K nail marking the northeast corner of Mercantile Plaza, LLC (Deed Book 2096, Page 3694, Forsyth County Registry); thence with the northern line of said Mercantile Plaza, LLC, South 82 degrees 40 minutes 01 second West 108.32 feet to an existing chiseled hole in concrete marking a point in the eastern right of way line of Spruce Street; thence with the eastern right of way line of Spruce Street North 07 degrees 07 minutes 07 seconds West 124.86 feet to a new magnail, the point and place of BEGINNING, containing 13,126 square feet (0.301 acre) more or less.

LESS AND EXCEPT that parcel designated as "New Tract A" described in Plat Book 64, Page 173, and conveyed to The Arts Council in deed recorded in Book 3296, Page 2438, Forsyth County Registry.

TRACT TWO: 411 W. Fourth Street, Winston-Salem, North Carolina

BEGINNING at a point on the wall at the intersection of the eastern right of way line of Spruce Street and the northern right of way line of Fourth Street, running thence with the eastern right of way line of Spruce Street North 07 degrees 04 minutes 30 seconds West 138.01 feet to a nail in a curb; thence running North 82 degrees 36 minutes East 108.04 feet; thence running South 07 degrees 05 minutes 10 seconds East 138.35 feet to the northern right of way line of Fourth Street; thence running with the northern right of way line of Fourth Street and the southern building line South 82 degrees 47 minutes West 108.02 feet to the point and place of BEGINNING; and containing 14,925 square feet, more or less, in accordance with a survey by Michael E. Gizinski, dated December 6, 1999. Being known as The Commerce Building f/k/a Woolworth's (Mercantile) Building. Also known as Tax Lot 103, Block 0083, in the Forsyth County Tax Records. Also being portions of Lot 165 & 166 as shown in the Map of Salem & Winston I Plat Book 8, Page 66 of the Forsyth County Registry. Also see Deed Book 1994, Page 3257, Forsyth County Registry.

TOGETHER WITH Easement No. 1 over MGO Property and Easement No. 5 over MGO Property contained in that certain Mutual Easement Agreement recorded in Book 2912 at Page 3872, Forsyth County Registry.

TOGETHER WITH Easement No. 2 over AC and MP Property contained in that certain Mutual Easement Agreement recorded in Book 3315 at Page 2077, Forsyth County Registry.

Exhibit B

Exceptions to Title

1. Taxes and assessments for the year 2025, and subsequent years, not yet due and payable.
2. All matters shown on plats recorded in Plat Book 8, Page 66; Plat Book 56, Page 181; and Plat Book 64, Page 173.
3. Title to any portion of the property located within the right-of-way of Spruce Street.
4. Mutual Easement Agreements recorded in Book 2912, Page 3872, and Book 3315, Page 2077.
5. Restrictions set forth in the deed recorded in Book 2912, Page 3868.
6. Rights of tenants and others in possession, as tenants only, as identified:
 - a. Eurofins CRL
 - b. JUGO Bar
 - c. Canteen 411
 - d. KEL_SAM
 - e. Coldwell Banker
7. Declaration of Easements recorded in Book 3853 at Page 106.
8. All matters that would be revealed by an accurate survey and physical inspection of the property.