

2025018361 00190

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$4200.00

PRESENTED & RECORDED
05/30/2025 03:38:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3866
PG: 1764 - 1769

SPECIAL WARRANTY DEED

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

*Drafted by: Scott T. Horn, Esq.
Allman Spry Leggett Crumpler & Horn, P.A.
380 Knollwood Street, Suite 700
Winston-Salem, NC 27103*
*** No title search performed or requested ***
Return to: Grantee

Excise Tax: \$4,200.00
Tax PIN: 6886-54-8646

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

MILL CREEK MHC, LLC,
a North Carolina limited liability company,
having an address of 121 N. Crutchfield Street, Dobson, NC 27017
(hereinafter "Grantor")

and

SRP MILL CREEK MHP LLC,
a North Carolina limited liability company,
having an address of 2820 Selwyn Ave, Ste 780, Charlotte, NC 28209
(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 in **Exhibit A** attached hereto and incorporated herein by reference.

This instrument prepared by: Scott T. Horn, 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.

*Submitted electronically by "Gallimore Levy Chrisawn Gallimore PLLC"
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 Real Estate Book 3504, Page 77, Forsyth County Register of Deeds.

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

Mill Creek MHC, LLC,
a North Carolina limited liability company



(seal)

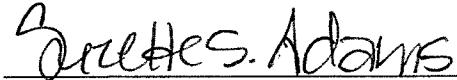
J. Ian Phillips, its Manager

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

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. Ian Phillips.

Date: May 30, 2025



Suzette S. Adams

Printed Name: Suzette S. Adams, Notary Public

My commission expires: 7.25.2026

(seal)

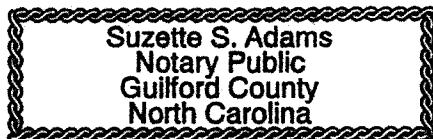


Exhibit A

BEGINNING at a new #4 rebar set in the southwestern margin of the right-of-way of Adams Street (a 30 foot public right-of-way per the survey referenced herein), said rebar marking the southeast corner of the property deeded unto J. Milton Bass in Deed Book 2127 at Page 2564 in the office of the Register of Deeds of Forsyth County, North Carolina; thence crossing the southern terminus of the public right-of-way of Adams Street and thence with the southern line of the property deeded unto J. Milton Bass in Deed Book 2127 at Page 2562, Forsyth County Registry (Lots 150 and 151 of Kernersville Development Co. as depicted on a map recorded in Plat Book 11 at Page 48, Forsyth County Registry) North 65 degrees 33 minutes 40 seconds East 132.53 feet to an existing iron pipe, the southeast corner of Bass, and being further described as the southwest corner of the property deeded unto JR Rental Properties, LLC in Deed Book 3433 at Page 1939, Forsyth County Registry; thence with the southern line of JR Rental Properties, LLC North 65 degrees 36 minutes 18 seconds East 83.56 feet to an existing iron pipe, the southeast corner of JR Rental Properties, LLC, and being further described as the southwest corner of the property deeded unto Jose B. Ruiz in Deed Book 2423 at Page 2653, Forsyth County Registry thence with the southern line of Ruiz, and thence with the southern line of the property deeded unto Nelson Enrique Molina Rivera in Deed Book 3484 at Page 2571, Deed Book 3484 at Page 2573, Deed Book 3484 at Page 2575, and thence with the southern line of the property deeded unto J. Milton Bass in Deed Book 3737 at Page 4950, Forsyth County Registry North 65 degrees 37 minutes 14 seconds East 316.43 feet to an existing iron pipe, the southeast corner of Bass, and being further described as the southwest corner of the property deeded unto Elmer Earl Lookabill and Helen M. Lookabill in Deed Book 1196 at Page 1357, Forsyth County Registry; thence with the southern line of Lookabill North 65 degrees 24 minutes 15 seconds East 142.81 feet to an existing iron pipe, the southeast corner of Lookabill; thence with a new line South 38 degrees 34 minutes 38 seconds East 489.88 feet to a new #4 rebar set in the western line of the property deeded unto Falcon/Page, LLC in Deed Book 1971 at Page 889, Forsyth County Registry; thence with the western line of Falcon/Page, LLC South 02 degrees 12 minutes 09 seconds West 461.88 feet to a new #4 rebar set at the northeast corner of the property owned by the Town of Kernersville (now or formerly designated as Forsyth County Tax PIN 6886-64-2024); thence with the northern line of the Town of Kernersville, the northern line of the property deeded unto Computermart, Inc. in Deed Book 3257 at Page 3984, the northern line of the property deeded unto Krushna Abodes, LLC in Deed Book 3457 at Page 2131, and the northern line of the property deeded unto Mount Moriah Outreach Center in Deed Book 2927 at Page 4315, Forsyth County Registry, between a series of calculated points generally within the banks of a creek, the following courses and distances:

South 72 degrees 24 minutes 56 seconds West 16.18 feet;
 North 79 degrees 30 minutes 20 seconds West 21.33 feet;
 South 85 degrees 41 minutes 53 seconds West 41.14 feet;
 North 70 degrees 01 minutes 35 seconds West 67.61 feet;
 North 79 degrees 14 minutes 25 seconds West 80.11 feet;
 South 83 degrees 01 minutes 14 seconds West 20.10 feet;
 North 73 degrees 47 minutes 19 seconds West 83.94 feet;
 North 85 degrees 56 minutes 44 seconds West 76.71 feet;
 North 73 degrees 44 minutes 12 seconds West 57.34 feet;
 North 79 degrees 37 minutes 55 seconds West 105.01 feet;
 North 61 degrees 07 minutes 18 seconds West 117.51 feet;

North 43 degrees 56 minutes 04 seconds West 105.05 feet;
North 39 degrees 34 minutes 52 seconds West 73.97 feet;
North 66 degrees 47 minutes 33 seconds West 138.04 feet;
North 46 degrees 25 minutes 44 seconds West 35.28 feet;
North 35 degrees 57 minutes 09 seconds West 47.70 feet; and
North 60 degrees 54 minutes 31 seconds West 74.01 feet;

to a new #4 rebar set in the northeastern line of the property deeded unto Mount Moriah Outreach Center in Deed Book 2927 at Page 4315, said rebar being further described as the southwest corner of the property deeded unto J. Milton Bass in Deed Book 2127 at Page 2564, Forsyth County Registry; thence with the southwestern line of J. Milton Bass North 43 degrees 29 minutes 55 seconds East 175.15 feet to a new #4 rebar set within the southeastern margin of the right-of-way of Adams Street, the point and place of BEGINNING, and being 12.41 acres, according to an unrecorded survey entitled "Map of Survey for Millcreek MHC, LLC" dated January 8, 2020 by Joseph G Stutts, PLS (L-3349), and being further described as Tract 1, Tract 2, and a portion of Tract 3 of Kernersville Development Co. as depicted on a plat recorded in Plat Book 11 at Page 48, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 1898, Page 2338, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6886-54-8646 on the Forsyth County Tax Maps.

Exhibit B

Exceptions to Title

1. Ad valorem taxes for 2025 and all subsequent years.
2. All matters disclosed by the plat recorded in Plat Book 11, Page 48, Forsyth County Registry.
3. Easement to the Town of Kernersville recorded in Book 1943, Page 800, Forsyth County Registry.
4. Easement to the City of Winston-Salem recorded in Book 2985, Page 481, Forsyth County Registry.
5. Title to any portion of land lying within the right of way of Adams Street (a 30-foot public right-of-way).
6. Contract of Conveyance to the City of Winston Salem recorded in Book 2593, Page 2280, Forsyth County Registry.
7. All other easements, rights-of-way, covenants, conditions, and restrictions of record.
8. All zoning codes, ordinances, and regulations.