

2025037123 00003

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$15600.00

PRESENTED & RECORDED

10/20/2025 08:11:23 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3890**PG: 4137 - 4140**

Submitted electronically by "Morehead Title Company"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Excise Tax: \$15,600.00

Recording Time, Book and Page

Parcel ID: 6817-52-6785

Return after recording to: Grantee

This instrument was prepared by: J. Patrick Bailey, Jr. of Manning, Fulton & Skinner, P.A.
(WITHOUT THE BENEFIT OF TITLE EXAMINATION)
Delinquent taxes, if any, to be paid by the closing attorney to the Forsyth
County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lots 1-3, 19-21, and 25, MB 21-125

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED is made as of the 17 day of October, 2025, by and between

GRANTOR	GRANTEE
FAIRLAWN DRIVE PROPERTIES LLC, a North Carolina limited liability company	STN FAIRLAWN DRIVE, LLC, a North Carolina limited liability company
1 Glenwood Ave., #5 Raleigh, North Carolina 27603	3540 Toringdon Way, Suite 200 Charlotte, North Carolina 28277

The Property conveyed by this instrument does **not** include the primary residence of Grantor.

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 valuable consideration paid by Grantee, the receipt of which is hereby acknowledged has given, granted, bargained, sold, and conveyed, and by these presents does hereby give, grant, bargain, sell, and convey unto Grantee in fee simple, all those certain lots or parcels of land situated in Forsyth County, North Carolina, and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instrument recorded in Book 3734, Page 4172, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

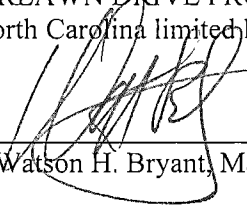
And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under, or through Grantor, other than the following exceptions: (i) ad valorem taxes for the year 2025 and subsequent years and pending assessments not yet due or payable; (ii) enforceable easements, restrictions, covenants, rights of way, plats and other matters of record; (iii) zoning and building restrictions and other laws, ordinances and regulations of governmental bodies having jurisdiction over the property; and (iv) matters which would be revealed by a current and accurate survey of the Property.

[intentionally blank; signature and notary acknowledgment follow]

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

GRANTOR:

FAIRLAWN DRIVE PROPERTIES LLC,
a North Carolina limited liability company

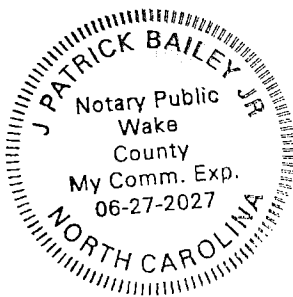
By: 
Watson H. Bryant, Manager

STATE OF NORTH CAROLINA

COUNTY OF WAKE

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: Watson H. Bryant.

Date: OCTOBER 15, 2025



Notary Public: J. Patrick Bailey Jr.

Printed Name: J. PATRICK BAILEY, JR.

My Commission Expires: 6/27/2027

EXHIBIT A
Legal Description of Property

Tract I:

Being all of Lots 19, 20, 21 and 25 of Reynolda Manor as same is shown on map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and adjoining parcel, and being more particularly described as follows:

Beginning at an iron set in the southeasterly corner of Lot 25 of Reynolda Manor as same is shown on a map thereof recorded in Map Book 21, at page 125, in the Forsyth County Public Registry, and said iron also being located in the intersection of the westerly right-of-way margin of Fairlawn Drive with the northerly right-of-way margin of Oakland Drive, and running thence from said beginning with the Northerly right-of-way margin of Oakland Drive, S. 52-36-11 W. 110.76 feet to an iron found in the common front division corner between Lots 24 and 25 of the aforesaid subdivision; thence with the common division line between lots 24 and 25, N. 27-15-38 E. 147.68 feet to an iron found; thence with the common division line between Lots 21 and 24, S. 65-33-44 W. 77.98 feet to an iron found in the common rear division corner between Lots 24 and 23; thence with the common division line between Lots 23 and 21, S. 66-26-12 W. 78.69 feet to an iron found in the common rear division corner between Lots 21, 22 and 23; thence with the common division line between Lots 21 and 22, N. 73-18-03 W. 70.00 feet to an iron set in the easterly right-of-way margin of Basswood Court; thence with the right-of-way margin of Basswood Court in two (2) calls as follows: (1) N. 32-49-05 E. 13.43 feet to a point; and (2) with the arc of a circular curve to the left having a radius of 50.00 feet, an arc distance of 204.18 feet (chord: N. 35-58-39 W. 89.11 feet) to an iron set in the common front division corner between Lots 18 and 19 of said subdivision; thence with the common division line between Lots 18 and 19, N. 49-34-03 W. 165.27 feet to an iron set in the easterly line of the Davis property as shown on map recorded in Map Book 12 at Page 41, Forsyth County Public Registry; thence with the Easterly line of the Davis Property in two (2) calls as follows: (1) N. 31-57-57 E. 91.49 feet to an iron found; and (2) N. 31-23-58 E. 505.72 feet to an iron set in the southwesterly corner of the Covington Wilson, Inc. (now or formerly) property; thence with the southerly line of the Covington Wilson Inc. Property, S. 44-52-26 E. 490.92 feet to an iron set in the Westerly right-of-way margin of Fairlawn Drive; thence with the right-of-way margin of Fairlawn Drive in two (2) calls as follows: (1) S. 40-55-06 W. 149.23 feet to an iron found; and (2) with the arc of a circular curve to the left having a radius of 223.55 feet, an arc distance of 278.33 feet (chord: S. 05-15-01 W. 260.70 feet) to the point and place of beginning, and containing 6.000 acres as shown on Survey by David Bradley Coe, NCPLS, dated January 21, 2016, reference to said survey being hereby made for a more particular description.

Tract II:

Being all of Lots 1, 2 and 3 of Reynolda Manor as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and being more particularly described as follows:

Beginning at an iron set in the northwesterly corner of Lot 1 of Reynolda Manor as same is shown on a map thereof recorded in Map Book 21, at Page 125, in the Forsyth County Public Registry, and said iron also being located in the Easterly right-of-way margin of Fairlawn Drive, and running thence from said beginning with the northerly line of Lot 1, N. 87-38-53 E. 179.02 feet to an iron set in the line of the corners, L.P. (now or formerly) property as described by deed recorded in Book 1785, at Page 3497, Forsyth County Public Registry; thence with the common division line between the corners, L.P. property and lines of Lots 1, 2 and 3 of Reynolda Manor in two (2) calls as follows: (1) S. 34-45-53 W. 67.61 feet to an iron set; and (2) S. 56-48-07 E. 233.00 feet to an iron set in the common rear division corner between Lots 3 and 4 of Reynolda Manor; thence with the common division line between said Lots 3 and 4, S. 49-30-53 W. 196.19 feet to an iron found in the Northerly right-of-way margin of Fairlawn Drive; thence with the northerly and easterly right-of-way margin of Fairlawn Drive in three (3) calls as follows: (1) N. 47-06-53 W. 29.16 feet to an iron set; (2) N. 47-06-53 W. 198.51 feet to an iron found; and (3) with the arc of a circular curve to the right having a radius of 163.55 feet, an arc distance of 177.63 feet (Chord N. 14-13-23 W. 177.63 feet) to the point and place of beginning, the same containing 1.302 acres as shown on survey by David Bradley Coe, NCPLS, dated January 21, 2016, reference to said survey being hereby made for a more particular description.