



**2015037577 00198**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 09-30-2015 03:57:12 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS

BY: S. GRIFFITH  
 DPTY

**BK: RE 3252**

**PG: 4346-4348**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NO TAXABLE CONSIDERATION

Parcel Identifier Nos. 6817-54-8314 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Blanco Tackabery Box #52

This instrument was prepared by: George E. Hollodick

Brief description for the Index: 2901 Reynolda Road, Winston-Salem

THIS DEED made this 28th day of September, 2015, by and between

GRANTOR

GRANTEE

**BWN INVESTMENTS, LLC, successor by  
 conversion to BWN INVESTMENTS, INC.**  
 7935 Council Place, Suite 200  
 Matthews, NC 28105

**SAM'S INVESTMENTS III, LLC**  
 7935 Council Place, Suite 200  
 Matthews, NC 28105

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

See Exhibit A attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2450, Page 3872, Forsyth County. None of the property herein conveyed includes the primary residence of Grantor.

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

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Ad valorem taxes for the year 2015 and subsequent years.
2. Easements and Restrictions of record, if any.

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

**BWN INVESTMENTS, LLC**

By: \_\_\_\_\_ (SEAL)

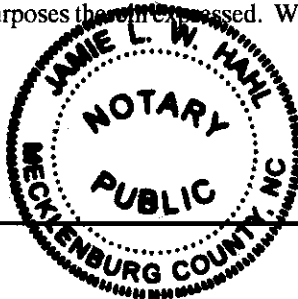
Name: Sami I. Nafisi

Title: Manager

State of North Carolina- County of Mecklenburg

I, the undersigned Notary Public of the County of Mecklenburg and State aforesaid, certify that Sami I. Nafisi, Manager of **BWN INVESTMENTS, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18<sup>th</sup> day of June, 2015.

My Commission Expires: 8/5/2018  
(Affix Seal)



Jamie L.W. Hahl  
Jamie L.W. Hahl Notary Public  
Notary's Printed or Typed Name

**EXHIBIT A****LEGAL DESCRIPTION**

Located in Forsyth County, Winston Township, North Carolina and more particularly described as follows:

**BEGINNING** at a new iron pipe marking the intersection of the northern right-of-way line of Reynolda Road (sometimes formerly known as Boone Trail Highway and as the Winston-Salem-Yadkinville Highway) and the western right-of-way line of Old Town Drive and running thence North  $48^{\circ} 25'$  West 200.00 feet along and with the northern right-of-way line of Reynolda Road to a new iron pipe; thence North  $41^{\circ} 35'$  East 125.00 feet to a new iron pipe; thence South  $61^{\circ} 42'$  East 177.33 feet to a new iron pipe in the western right-of-way line of Old Town Drive; thence along and with the western right-of-way line of Old Town Drive as it curves to the right a chord course and distance of South  $23^{\circ} 10' 15''$  West 129.75 feet and an arc distance of 132.01 feet (said curve also having a radius of 205.39 feet) to a new iron pipe; thence continuing with the western right-of-way line of Old Town Drive two calls, South  $41^{\circ} 35'$  West 19.79 feet to a new iron pipe and South  $72^{\circ} 17'$  West 26.58 feet to the POINT AND PLACE OF BEGINNING, and containing 0.691 acres (30,119 square feet), more or less, according to a survey dated December 20, 1974, by Marvin L. Borum and Associates, Greensboro, North Carolina, said property being a portion of Lots 2, 3 and, 4 on the Map of Hodgkin Park recorded in Plat Book 4, Page 30, Forsyth County Registry.

**TOGETHER WITH THE BENEFIT OF** an easement for an entrance 35.00 feet in width across the westernmost line of the property described above for the purpose of permitting access, ingress, egress and specifically the free and unobstructed movement of vehicles and individuals between the property described above and the adjoining property. The centerline of the aforesaid entrance easement shall be North  $41^{\circ} 35'$  East along the aforesaid westernmost line a distance of 32.50 feet from a new iron pipe in the northern right-of-way line of Reynolda Road, and the easement granted hereby shall be perpetual in duration, nonexclusive in character, and is granted to the Grantee and its successors and assigns for use by them and its or their agents, servants, employees, tenants, licensees, invitees, actual or potential customers.

Being the same property conveyed to Energy Oil Company, Inc., by Deed from Food Fair of N. C., Inc., a North Carolina Corporation, dated April 30, 1975, filed for record April 30, 1975, in Book 1146, page 635, in the Forsyth County Public Registry.

By virtue of merger of Energy Oil Company, Inc., and Crown Central Leasing Corporation, filed with the Secretary of State for North Carolina, in Raleigh, North Carolina on June 28, 1983, filed with the Register of Deeds for Forsyth County, North Carolina, on July 5, 1983, at, 2:31 P.M., recorded in Book 1403, page 1249, with Crown Central Leasing Corporation being the surviving corporation.