

2017051446 00041

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/29/2017 10:32:20 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3384**PG: 3513 - 3517****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No.6817-65-3283 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEEThis Instrument was prepared by: HUNTER, MACLEAN, EXLEY & DUNN, P.C. – AGKBrief description for the Index: Hunt Club Apartments- 103 Echo Glen Drive, Winston-Salem, NCTHIS DEED made this 27th day of December, 2017, by and between:

<u>GRANTOR</u>	<u>GRANTEES</u>
VCP HUNT CLUB, LLC, A North Carolina limited liability company 1220 Park Avenue Apt 7B New York, NY 10128	VCP HUNT CLUB SO, LLC a North Carolina limited liability company Mailing Address: 2110 Powers Ferry Road, Suite 150, Atlanta, GA 30339 and SPYGLASS HILL, LLC, an Ohio limited liability company Mailing Address: c/o Robert Brown One Grandin Lane Cincinnati, OH 45208

Submitted electronically by "Wyatt Early Harris Wheeler LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

	Property Address: 103 Echo Glen Drive Winston-Salem, NC 27106
--	----------------------------------------------------------------------------

The designation Grantor and Grantees 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 Grantees, the receipt of which is hereby acknowledged has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple to VCP HUNT CLUB SO, LLC as to a ~~20.61%~~ ^{20.61%} undivided interest as tenant in common and to SPYGLASS HILL, LLC as to a ~~1.81%~~ ^{1.81%} undivided interest as tenant in common, all that certain lot, parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3205, Page 2133.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple as tenants in common in the aforementioned undivided interests.

And the Grantor covenants with the Grantees, 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 ATTACHED EXHIBIT B

[Execution on Following Page]

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

VCP HUNT CLUB, LLC,
a North Carolina limited liability company

By: Varden Capital Properties, LLC, a Florida limited liability company
Its: Manager

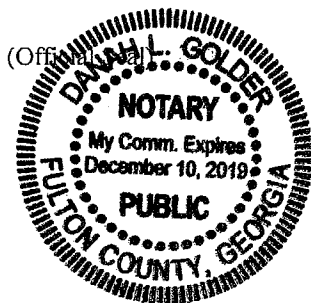
By: TM: [Signature]
 TRACE MCCREARY, MANAGER

State of GA
 County of Fulton

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing instrument/document for the purposes stated therein and in the capacity indicated:
 TRACE MCCREARY, MANAGER

Date: December 21, 2017

[Signature]
 Official Signature of Notary



Doreen L. Golder, Notary Public
 Printed or typed name

My commission expires: 12-10-19

EXHIBIT A**(Legal Description)**

Being all of that certain lot or parcel of land lying and being in the city of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly right of way margin of Old Town Drive (currently a forty-foot right of way), said point being formed by the intersection of said easterly right of way line of Old Town Drive with the southerly right of way line of Echo Glen Drive; thence with the easterly right of way line of Old Town Drive N. 05°56'52" E 100.00 feet to an existing iron pin; thence with the northerly right of way line of Echo Glen Drive four calls: (1) S. 81°01'53" E. 11.86 feet to an existing iron pin; (2) thence S.76°14'24" E. 80.42 feet to an existing iron pin; (3) thence S. 81°47'16" E. 21.76 feet to an existing iron pin; thence S. 84°46'04" E. 96.93 feet to an existing iron pin, the common easterly corner of Lots 13 and 15 of said Hodgin Park Subdivision; thence with an easterly boundary line of lots 15, 17, 19, and 21 of said Hodgin Park Subdivision; N. 03°28'42" E. 419.28 feet to an existing iron pin being the common easterly corner of Lots 21 and 23 of said Hodgin Park Subdivision, thence with a southerly boundary line of property owned by the city of Winston-Salem the following five (5) courses and distances; (1) S. 86°37'43" E. 482.62 feet to a concrete monument; (2) N. 60°22'27" E. 23.38 feet to a concrete monument; (3) N. 24°13'52" E. 109.71 feet to an existing iron pin; (4) N. 24°53'46" E. 174.47 feet to an existing iron pin; and (5) N. 15° 23'54" E. 221.89 feet to an existing iron pin the Southwestern corner of TGM Old Town Inc. deed recorded in book 2035 page 696 of the Forsyth Public Registry; thence with the southerly and westerly boundary line of TGM Old Town Inc. the following three (3) courses and distances: (1) S. 65°03'39" E. 131.71 feet to an existing iron pin; (2) S. 24°57'01" W. 346.16 feet to a existing iron pin; and (3) S. 49°52'02" E. 107.90 feet to a new iron pin the Northwestern corner of Gelwyn Woods, LLC deed recorded in book 2009 page 2067 of the Forsyth Public Registry; thence with the westerly boundary line of Gelwyn Woods, LLC the following four (4) courses and distances: (1) S. 05°12'07" W. 119.89 feet to an existing iron pin; (2) S. 60°15'29" W. 264.76 feet to an existing iron pin; (3) S. 21°20'44" W. 50.28 feet to an existing iron pin; and (4) S. 05°06'00" W. 210.15 feet to an existing iron pin the Northeastern corner of Winston Properties Inc. deed recorded in Deed Book 1279 Page 1749 of the Forsyth Public Registry; thence with the Northern boundary line of Winston Properties, Inc. N. 85°57'57" W. 302.34 feet to an existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1222 page 142 of the Forsyth Public Registry; thence with the boundary line of Herman E. Schmid two calls N. 87°30'37" W. 184.51 feet to an existing iron pin; thence S. 04°55'33" W. 9.95 feet to an existing iron pin the Northwest corner of Donna Schmid property, deed book 1671 page 512 of the Forsyth Public Registry; thence with Donna Schmid northwestern line S. 30°49'40" W 51.49 feet to an existing iron pin the Northeastern corner of Herman E. Schmid property deed recorded in book 1278 Page 583 of the Forsyth Public Registry and also being the northeastern corner of Lot 11 Hodgin Park plat recorded in plat book 4 page 30 Forsyth Public Registry; thence with the northern line of Lot 11 N. 80°52'41" W. 190.39 feet to the point and place of beginning, and containing 7.84 acres all as shown on a survey prepared by Jack R. Christian & Associates dated July 22, 2003, updated June 22, 2005, to which reference is hereby made.

EXHIBIT B**Permitted Exceptions**

1. The lien of all taxes for the year 2017, which are due and payable but not yet delinquent, and subsequent years.
2. Matters shown on map or plat recorded in Plat Book 29, Page 183, Forsyth County Registry:
 - a. The public right of way of Echo Glen Drive;
 - b. 25' wide private access easement;
 - c. 20' wide public utility easement.
3. Easement(s) or right(s)-of-way in favor of Summit Cable Services of Forsyth County, Inc. recorded in Book 1505, Page 944.
4. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 806, Page 441.
5. Easement(s) or right(s)-of-way in favor of Old Town Telephone Systems, Inc. recorded in Book 673, Page 110.
6. Easement(s) or right(s)-of-way in favor of Southern Bell Telephone and Telegraph Company recorded in Book 484, Page 259.
7. Title to that portion of the Land within the bounds of Echo Glen Drive.
8. Rights of tenants in possession, as tenants only, as of the Date of Policy, under prior unrecorded residential leases.
9. The following matter(s) are shown on survey by Jonathan F. Murphy, P.L.S., dated October 19, 2017, and any easement(s) or right(s)-of-way associated therewith:
 - a. Various utility lines with water, sewer, electricity and telecommunication located on the Land;
 - b. Light poles; Catch basins; Water valves; Fire hydrants; Sanitary manholes and Cleanouts; located as shown;
 - c. Encroaching light pole from adjoiner;
 - d. Fence on property line;
 - e. 20' and 25' building setback line;
 - f. Fence encroachment of 1.8'; and
 - g. Shed encroachment into 20' building setback line.
10. Contract of Conveyance in favor of the City of Winston-Salem recorded in Book 1608, Page 2250.
11. Service and Marketing Agreement in favor of Time Warner Cable Inc. recorded in Book 3079, Page 3958.
12. Dedication of Streets and Roads recorded in Book 1472, Page 76.
13. Riparian rights of others incident to any branches, creeks, streams, channels or other waters coursing the Land.