

**2017051447 00042**

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: 3518 - 3522**

Prepared By: Rebecca Clarkson, Attorney at Law

After recording return to: Grantee

Parcel No. 6817-65-3283

Excise Tax: \$0.00

Brief description for the Index: Hunt Club Apartments- 103 Echo Glen Drive, Winston-Salem, NC

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**THIS NON-WARRANTY DEED**, made and entered into this 27<sup>th</sup> day of December, 2017 by and between **VCP HUNT CLUB, LLC**, a North Carolina limited liability company, whose mailing address is 2110 Powers Ferry Road, Suite 150, Atlanta, GA 30339, **VCP HUNT CLUB SO, LLC**, a North Carolina limited liability company, whose mailing address is 2110 Powers Ferry Road, Suite 150, Atlanta, GA 30339 and **SPYGLASS HILL, LLC**, an Ohio limited liability company, whose mailing address is c/o J. Robert Brown, One Grandin Lane, Cincinnati, OH 45208, collectively party of the first part, and **HUNT CLUB APTS LLC**, a Virginia limited liability company, whose mailing address is 2010 Corporate Ridge, Suite 7029, McLean, Virginia 22102, party of the second part:

**WITNESSETH:**

THE said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, cash to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, and

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.

for other good and valuable consideration, has bargained and sold and by these presents does hereby bargain, sell and convey unto the party of the second part, its successors and assigns all of its rights, title and interest in and to the following described real property, to-wit:

**SEE EXHIBIT "A"**

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

TO HAVE AND TO HOLD the above described real property, together with all right, privileges and appurtenances thereunto belonging, or in any way thereto appertaining unto the said party of the second part, its successors and assigns, in fee simple forever, subject however, to those easements, restrictions, reservations and encumbrances of record.

IN TESTIMONY WHEREOF, the party of the first part has caused this instrument to be signed in its corporate name by its duly authorized officer this 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:

  
TRACE MCCREARY, MANAGER

State of

GA

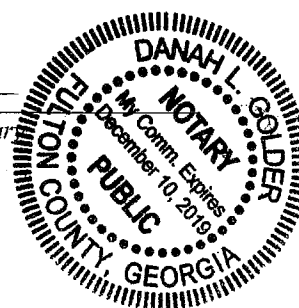
County of

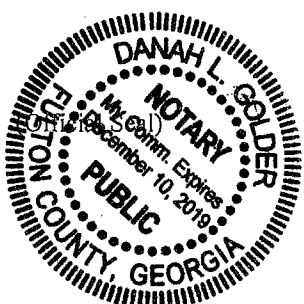
Fulton

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

  
Official Signature of Notary





Danah L. Golder, Notary Public  
 Printed or typed name

My commission expires: 12/10/19

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

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

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

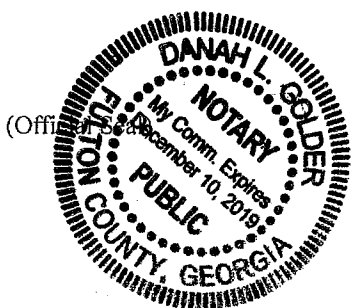
By:   
**TRACE MCCREARY, MANAGER**

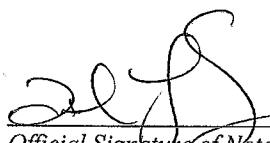
State of GA

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



  
 Official Signature of Notary

Danah L. Golder, Notary Public  
 Printed or typed name

My commission expires: 12/10/19

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

**SPYGLASS HILL, LLC,**  
**an Ohio limited liability company**

By: J Robert Brown  
**J. ROBERT BROWN, MANAGER**

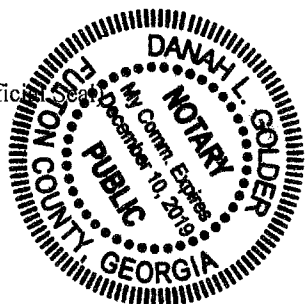
State of GA

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:  
**J. ROBERT BROWN, MANAGER**

Date: December 21, 2017

(Official Seal)



[Signature]  
 Official Signature of Notary

Danah L. Golder, Notary Public  
 Printed or typed name

My commission expires: 12-10-19

**EXHIBIT "A"**

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

From the POINT OF BEGINNING; Thence, N 03° 28' 16" E for a distance of 419.20 feet to an existing iron pipe. Thence, S 86° 39' 01" E for a distance of 482.63 feet to an existing iron pipe. Thence, N 60° 38' 54" E for a distance of 23.28 feet to an existing iron pipe. Thence, N 24° 12' 28" E for a distance of 109.74 feet to an existing iron pipe. Thence, N 24° 55' 30" E for a distance of 174.45 feet to an existing iron pipe. Thence, N 15° 24' 32" E for a distance of 221.89 feet to an existing iron pipe. Thence, S 65° 00' 01" E for a distance of 131.86 feet to an existing iron pipe. Thence, S 24° 59' 16" W for a distance of 346.03 feet to an existing iron pipe. Thence, S 49° 51' 19" E for a distance of 107.87 feet to an existing iron pipe. Thence, S 05° 11' 11" W for a distance of 119.88 feet to an existing iron pipe. Thence, S 60° 16' 15" W for a distance of 264.78 feet to an existing iron pipe. Thence, S 21° 20' 13" W for a distance of 50.26 feet to an existing iron pipe. Thence, S 05° 06' 47" W for a distance of 210.15 feet to an existing iron pipe. Thence, N 86° 00' 11" W for a distance of 301.91 feet to an existing iron pipe. Thence, N 87° 27' 46" W for a distance of 184.86 feet to an existing iron pipe. Thence, S 05° 27' 53" W for a distance of 9.67 feet to an existing iron pipe. Thence, S 30° 36' 55" W for a distance of 51.65 feet to an existing iron pipe. Thence, N 80° 52' 41" W for a distance of 190.38 feet to an existing iron pipe. Thence, N 05° 57' 53" E for a distance of 100.02 feet to an existing iron pipe. Thence, S 80° 20' 35" E for a distance of 11.65 feet to an existing iron pipe. Thence, S 76° 19' 03" E for a distance of 80.41 feet to an existing iron pipe. Thence, S 81° 45' 00" E for a distance of 21.75 feet to an existing iron pipe. thence S 84° 46' 30" E a distance of 96.96 feet to the POINT OF BEGINNING, Containing 341,468 SQFT -and- 7.84 Acres.