

2019029721 00086

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/30/2019 12:35:22 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3473**PG: 3713 - 3716**

Excise Tax: NTC

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier Nos. 6817-54-8348.00
 Verified by _____ County on the ____ day of _____, 20____
 by _____
 Mail after recording to: Grantee

This instrument was prepared by: **Kelly N. Jones, Blanco Tackabery & Matamoros, P.A., P.O. Box 25008,
 Winston-Salem, NC 2714-5008**

Brief Description for the index

4250 Old Town Drive

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 29 day of July, 2019, by and between

GRANTOR

SAM'S COMMERCIAL PROPERTIES, LLC, a
 North Carolina limited liability company

7935 Council Place, Suite 200
 Matthews, NC 28105

GRANTEE

CCT Winston Salem LLC, an Delaware limited
 liability company

3825 Edwards Road, Suite 630
 Cincinnati, OH 45209

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Forsyth County, North Carolina, more particularly described as follows (the "Property"):

See EXHIBIT A attached hereto and made a part hereof.

BTM:750170v1

Submitted electronically by "Harrold Law Firm, 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 hereinabove described was acquired by Grantor by Deed recorded in Book 3410, Page 84, Forsyth County Registry.

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 makes no warranty, express or implied as to title to the Property.

[SIGNATURES BEGIN ON NEXT PAGE]

**SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA NON-WARRANTY DEED**

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

GRANTOR:

SAM'S COMMERCIAL PROPERTIES, LLC

By: 

Name: Sami Nafisi

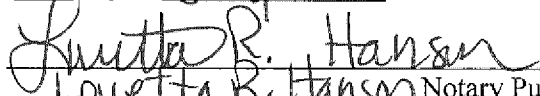
Title: manager

State of North Carolina - County of Union

I, a Notary Public in and for Union County and the State aforesaid, certify that Sami Nafisi as the manager of Sam's Commercial Properties, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged to me that he/she signed the foregoing document.

Witness my hand and Notarial stamp or seal, this 25 day of July, 2019.

My Commission Expires: 5/17/22
(Affix Seal)


Louetta R. Hanson Notary Public
Notary's Printed or Typed Name

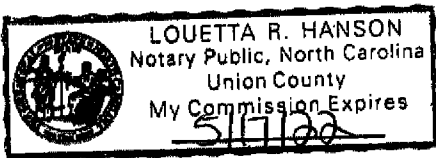


EXHIBIT A

Lying and being situated in the Town of Winston Salem, Forsyth County, North Carolina, and being more particularly described as follows:

*COMMENCING at NGS Monument "W11 Cody", having North Carolina Grid Coordinates of North: 877,632.23' and East: 1,612,195.01', and running South 46°53'06" East a ground distance of 4,788.79' to an existing iron pipe being on the northerly right of way margin of Reynolda Road (100' public right of way) and said point also being the southeastern corner of Mi Pueblo HP, LLC as described in Deed Book 2246, Page 857 recorded in the Forsyth County Register of Deeds and said point being the point of **BEGINNING**. Thence from said point of beginning and running with the easterly line of Mi Pueblo HP, LLC the following two (2) courses and distances: 1) North 38°22'02" East a distance of 124.74' to an existing iron pipe; 2) North 38°47'02" East a distance of 125.42' to an existing iron pipe being the southwestern corner of Sloan-Clifford, LLC as described in Deed Book 2652, Page 2736; thence with the southerly line of Sloan-Clifford, LLC North 74°15'45" East a distance of 32.97' to an existing iron pipe being on the westerly right of way margin of Old Town Drive (variable public right of way); thence with the westerly right of way margin of Old Town Drive the following six (6) courses and distances: 1) South 19°10'07" East a distance of 117.64' to an existing iron pipe; 2) South 43°56'37" East a distance of 15.14' to an existing iron pipe; 3) South 00°25'51" East a distance of 61.13' to an existing iron rod; 4) with a curve turning to the right with a radius of 205.39', an arc length of 130.10', (chord South 19°55'18" West, 127.93') to an existing iron pipe; 5) South 36°45'49" West a distance of 19.83' to an existing nail; 6) South 69°43'04" West a distance of 26.62' to an existing nail being on the northerly right of way margin of aforementioned Reynolda Road; thence with the northerly right of way margin of Reynolda Road North 51°40'11" West a distance of 199.99' to the point of **BEGINNING**, having an area of 44,907 square feet or 1.0309 acres of land.*