2019036056 00192
FORSYTH CO, NC FEE $42.00
STATE OF NC REAL ESTATE EXTX
$4400.00
PRESENTED & RECORDED:
09-11-2019 03:55:08 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3481
PG: 1361-1379

Prepared by: Scott A. Schaaf
Womble Bond Dickinson (US) LLP
One West Fourth Street
Winston-Salem, NC 27101
No title search or legal description verification performed

Return to: Mallory M. Oates
Bell, Davis & Pitt, P.A. Box 106
100 N. Cherry Street, Suite 600
Winston-Salem, NC 27101

The property herein described does not include the primary residence of the Grantor.

Excise Tax: $4,400.00

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective the 9th day of September, by and between C.W. MYERS TRADING POST, INC., a North Carolina corporation, with an address of 2718 N. Liberty Street, Winston-Salem, NC 27105 ("Grantor"), to BAD COMPANY PROPERTIES, LLC, a South Carolina limited liability company, with an address of 101 East Washington Street, Suite 400, Greenville, SC 29601 ("Grantee"). 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 the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the 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 by reference herein.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns in fee simple forever.

AND GRANTOR covenants with the Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by or though Grantor except for the following exceptions:

covenants, conditions, restrictions, easements and rights of way of record, if any, and ad valorem taxes for the year 2019 and subsequent years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR has executed this instrument effective as of the day and year first above written.

C.W. MYERS TRADING POST, INC.

By: _____ (SEAL)
Name: William Steven Myers
Title: Vice President

STATE OF NORTH CAROLINA)
)
COUNTY OF Forsyth)

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: William Steven Myers as Vice President of C.W. Myers Trading Post, Inc.

Date: 9/9, 2019

_____
(official signature of Notary)

Cheryl L. Vaughan, Notary Public
(Notary's printed or typed name)

My commission expires: 3/19/2022

(Official Seal)

CHERYL L VAUGHAN
NOTARY PUBLIC
DAVIDSON COUNTY
NORTH CAROLINA

EXHIBIT A

Legal Description
Forsyth County, North Carolina

BAD COMPANY, LLC

EXHIBIT A
Legal Description

TRACT 1 - 1605 N. PATTERSON AVENUE

Lying in the Northern part of the City of Winston-Salem on the East side of Patterson Avenue. Beginning at an iron pipe on the East side of said Patterson Avenue fifty (50) feet North from the Northeast corner of the intersection of Patterson Avenue and Legerwood Street, now Sixteenth Street; running thence Eastwardly along a line parallel with the North side of Legerwood Street 150 feet, more or less to a point; thence Northwardly along a line parallel with Patterson Avenue 50 feet, more or less, to a point; thence Westwardly along a line parallel with the first line herein 150 feet, more or less, to an iron pipe on the East side of Patterson Avenue; thence Southwardly along the East side of Patterson Avenue 50 feet, more or less, to an iron pipe, the place of Beginning. Being the Western portion of Lot No. 2, Bramlett Place and for further reference see Map recorded in Plat Book 2, at page 39.

TRACT 2 - 1461 DOUGLAS STREET

BEING KNOWN AND DESIGNATED as Lot 238 as shown on the Map of East 14th Street Development, as recorded in Plat Book 2, Page 32A, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 3 – [INTENTIONALLY DELETED]

TRACT 4 -1664 E. 22ND STREET

BEING KNOWN AND DESIGNATED as Lot No. 241, 242, 243, 244, and 245 as shown on the map of Fairview Heights, Andrews Addition, as recorded in Plat Book 8, at Page 88, in the Office of the Register of Deeds of Forsyth County, Reference to which is hereby made for a more particular description. (See also the Map of Park Place, as recorded in Plat Book 1, at Page 30, in the Office of the Register of Deeds of Forsyth County, North Carolina)

TRACT 5 - 1639 ASHLEY SCHOOL CIRCLE

BEING KNOWN AND DESIGNATED as Lot 190 as shown on the map of Park Place, as recorded in Plat Book 1, Page 20 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

BAD COMPANY, LLC

TRACT 6 – 2334 WATERBURY ST.

Lying and being in the City of Winston Salem, Forsyth County, North Carolina, and beginning at an iron stake in the West line of Waterbury Street, said iron stake being 413.0 feet Southwardardly from Sprague Street; running thence with the West side of Waterbury Street, South 29 deg. 20' East 58.7 feet, more or less, to an iron stake; thence in a westwardly direction 31.1 ft., more or less,to an iron stake, the corner of the Kindley property and A. E. Holt Property, formely George . Kindley's Northeast corner; thence continuing with George Kindley's Northline North 85 deg. 15' West 95 ft. to an iron stake, the Southeast corner of Mrs. Carrie S. Kindley's Homeplace, as described in Deed of Trust Book 872, page 109 in the Office of the Register of Deeds of Forsyth County,North Carolina; thence with said property described in said Deed of Trust, North 5 deg. 15' East 50 ft. to an iron stake; and running thence South 85 deg. 15' East 95 ft. to the point and place of BEGINNING.

TRACT 7 - 809 GRAHAM AVENUE

BEING KNOWN AND DESIGNATED as Lot 277 as shown on the Map of North Cameron Park Addition, as recorded in Plat Book 8, Page 217 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

BAD COMPANY, LLC

TRACT 8 - 4151 SHERATON STREET and 4115 SHERATON STREET

Tract 1:

BEGINNING at an iron stake in the East right-of-way line of Sheraton Street, formerly Tally Street, said beginning stake being at the southwest corner of Lot No. 1 Block B, on the map of TALLYWOOD as recorded in Plat Book 4 Page 160, Public Registry, Forsyth County, North Carolina; running thence with the South line of said Lot No. 1 eastwardly 150 feet to an iron stake, the southeast corner of said Lot No. 1 in the West line of Lot No. 28 Block B; running thence with the West line of Lots in Block B southwardly 282.6 feet more or less to an iron stake, the northeast corner of Lot No. 1 Block B, on said map of TALLYWOOD; running thence with the North line of said Lot No. 1 westwardly 149.5 feet more or less to an iron stake in the East right-of-way line of Sheraton Street, said stake being at the northwest corner of said Lot No. 1 Block B; running thence with the East right-of-way line of the Street northwardly 282.6 feet more or less to the BEGINNING; BEING 94/100 acre more or less and being an unnumbered Tract on the map of TALLYWOOD as recorded in Plat Book 4 Page 160(2), in the Office of the Register of Deeds of Forsyth County, North Carolina; and BEING sometimes designated as Lot No. 201 Block 1686, Winston Township, on the Forsyth County Tax Map.

SAVE AND EXCEPT the northeast corner of the above described property which lies within the right-of-way of US Highway 52.

Tract 2:

Lots 1 and 2, Block B in the Tallywood subdivision as shown by plat filed at page 160, book 4 in the Office of the Forsyth County Register of Deeds. Part of these lots is encumbered with an easement in favor of the State Highway Commission recorded in deed book 858, page 460. The part of lots 1 and 2 not encumbered by said easement is also known as lots 1B and 2B, block 1686 of the Forsyth County Tax Maps, and the part of lots 1 and 2 that is encumbered by said easement is also known as lots 1A and 2A of the Forsyth County Tax Maps.

Tract 3:

BEGINNING at a stake, corner common to the Porter (now or formerly) property and T.H. Caudle (now or formerly) in the eastern right-of-way line of Tally Street, and running thence, with the said right-of-way line of the said street, northwardly 50 feet to a stake, corner to property formerly of Chap Keith; thence, North 87 deg. 32 min. East 23.01 feet to a stake in the western right-of-way line of Highway 52; thence southeastwardly, with the northwestern right-of-way line of the said highway, 65.14 feet to a stake in the North line of property of T.H. Caudle (now or formerly); thence South 87 deg. 32 min. West, with the line of Caudle (now or formerly), 67.32 feet to the BEGINNING.

Being Western parts of lots 3 and 4, Block B, "Tallywood," plat of which is recorded in Plat Book 4, page 160, Forsyth County Registry, and reference to which plat is hereby made for a more particular description.

TRACT 9 - 5075 LANSING DRIVE

BEING KNOWN AND DESIGNATED as Lot 12 as shown on the Map of Property of Snyder Acres, as recorded in Plat Book 19, Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 10 - 1119 NEWPORT STREET

BAD COMPANY, LLC

TRACT ONE: Being Lots 58 and 59, C. M. Hauser Development, as recorded in Plat Book 8, Page 140, Office of Register of Deeds of Forsyth County, to which map reference is made for a more particular description.

TRACT TWO: BEGINNING at a point on the North side of Oak Street, sometimes known as Hauser Street, the Southeast corner of Lot No. 58 and the Southwest corner of Lot No. 57 as shown on the Map hereinafter referred to: running thence North along the East line of Lot No. 58 and the West line of Lot No. 57, 140.8 feet to a point, the Northeast corner of Lot No. 58 and the Southwest corner of Lot No. 90 on said Map; thence East along the South line of Lot No. 90, 30 feet to a point; thence South along the West line of A. B. Disher et al 140.8 feet more or less to a point in the North side of Oak Street; thence West along the North side of Oak Street 30 feet to the Point and Place of BEGINNING and being the Western half of Lot No. 57 as shown on the map of C. M. Hauser Development, plat of which is recorded in Plat Book 8 at Page 140, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

TRACT 11 - 4893 DORIS STREET

BEING KNOWN AND DESIGNATED as Lots 16 and 17 as shown on the map of Pilot View Development, as recorded in Plat Book 3, Page 24A, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 12 - 5309 COX BLVD.

BEING KNOWN AND DESIGNATED as Lots 4 and 5 as shown on the Map of WH Cox Development, as recorded in Plat Book 4, Page 119, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 13 - 615 MILDRED STREET

BEING KNOWN AND DESIGNATED as Lots 21 and 22, Block F as shown on the ma of Tallywood, as recorded in Plat Book 4, Page 160, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 14 - 1002 CAYUGA STREET

TRACT I. BEING in Middlefork: BEGINNING at an iron stake on the South side of Cayuga Street, said point of beginning being 5 feet West of the Northeast corner of Lot 3 on the map hereinafter referred to, running thence along the South side of Cayuga Street N. 87 degrees 7 minutes W. 60 feet to an iron stake, the Northwest corner of Lot 3 and Cayuga Street: thence S. 01 degrees 27 minutes W. a distance of 183.28 feet to an iron stake; thence S. 87 degrees 44 minutes E. a distance of 60 feet to an iron stake; thence N. along a line parallel with a West line of Lot 2, 182.7 feet, more or less, to Cayuga Street, the place of the beginning. Being the same property as that described in Deed Book 883, Page 533, Public REgistry of Forsyth County, North Carolina. Being Lot 3, map of Standard Building and Loan Association, Plat Book 9, Page 44, except a 5 foot strip.
1002 cayuga street Blk 229 LOt 101

BAD COMPANY, LLC

TRACT 15 - 1102 CAYUGA STREET

BEING KNOWN AND DESIGNATED as Lot 32 as shown on the Map of Property at Ogburn Station belonging to Chap Bodenheimer subdivided by Atlantic Coast Realty Company, as recorded in Plat Book 2, Page 95, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 16 - 4891 DORIS STREET

BEING KNOWN AND DESIGNATED as Lots 13, 14, and 15 as shown on the map of Pilotview, as recorded in Plat Book 3, Page 24A , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 17 - 611 MILDRED STREET

BEING KNOWN AND DESIGNATED as Lots 19 and 20, Block F as shown on the map of Tallywood, as recorded in Plat Book 4, Page 160 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 18 – 1004 CAYUGA ST.

BEING lot no. 2 as shown on map of Standard Building and Loan Association Property, as surveyed by G.F. Hinshaw, C.E., May 29, 1934, map of which is recorded in Plat book 9 page 44, office of the Register of Deeds, Forsyth County, North Carolina.

BEGINNING at an iron stake on the south side of Cayuga Street, the northwest corner of lot no. 2; running thence along the south side of said street, North 87° 07' East 5 feet to an iron stake; thence on a line parallel to the east line of lot no. 3, South 01° 27' West 182.7 feet to a stake; thence South 87° 44' East 5 feet to a stake, the southwest corner of lot no. 2; thence north along the west line of lot no. 2 North 182.1 feet to the place of beginning, being a 5-foot strip off the east side of lot no. 3 as shown on the plat of property of the Standard Building and Loan Association recorded in Plat book 9 page 44, office of the Register of Deeds, Forsyth County, North Carolina.

TRACT 19 - 4955 DELAND STREET

BEING KNOWN AND DESIGNATED as Lot 16, Block 4 as shown on the map of Washington Park, Section 1, as recorded in Plat Book 4, Page 185 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 20 - 4943 DORIS STREET

BEING KNOWN AND DESIGNATED as Lots 3, 4, 5, and 6 as shown on the map of Binford Park Property, as recorded in Plat Book 5, Page 112 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description.

Save and Except for the western 25 feet from Lot 7 as described in Deed Book 1277, Plat 1176, which has previously been conveyed to Leslie Paul Williams, Jr.

TRACT 21 - 2038 QUEEN STREET

BAD COMPANY, LLC

BEING KNOWN AND DESIGNATED as Lot 68 W as shown on the Map of Lots 62 to 71 Ardmore Property of Nash and Coan, as recorded in Plat Book 2, Page 47A , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 22 - 4214 COUNTRY CLUB ROAD

Beginning at an iron stake in the Easterly line of Country Club Road and in the West line of S. F. Johnson Development, said iron stake being 30 ft. East of and at right angles to the center of said Road; running thence with the West line of S. F. Johnson Development Property S. 00 degrees 20 minutes W. 302.3 ft. to an iron stake; thence N. 64 degrees 45 minutes W. 59.8 ft. to an iron stake; thence N. 45 degrees 53 minutes W. 150.0 ft. to an iron stake in the East line of Country Club Road; thence along a line that is 30 ft. East of and parallel to the center of said Road N. 44 degrees 07 minutes E. 238.3 ft. to the place of beginning.

Being known and designated as a North portion of a portion of the David Bitting Estate Property, recorded in Plat Book 15, page 25, office of Register of Deeds, Forsyth County, N. C. and owned by Joseph R. Poindexter, Jr. recorded in Deed Book 668 page 69, office of the Register of Deeds, Forsyth County, N. C.

TRACT 23 - 4721 MONITOR AVENUE

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the map of B X Linville Property, as recorded in Plat Book 20, Page 124, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 24 - 4409 EDREM AVENUE

BEING KNOWN AND DESIGNATED as Lot 54 as shown on the Map of Durmyer Park, as recorded in Plat Book 18, Page 127, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 25 - 3152 STRATFORD ROAD

BEGINNING at an iron, said iron being located in the Northern right of way line of Stratford Road and also being in the Southwest corner of Charlie W. Cherry, Deed Book 1556, Page 1684, Forsyth County Registry; thence from said point of Beginning along the Northern right of way line of Stratford Road North 68 degrees 28' 40" West a chord distance of 75.14 feet (R=2819.79') to an iron; thence North 18 degrees 34' 05" West 21.68 feet to an iron in the Eastern right of way line of Dunn Drive; thence North 20 degrees 47' 20" East 290.52 feet to an iron; thence South 70 degrees 21' 35" East 167.04 feet to an iron; thence South 22 degrees 30' 15" West 147.17 feet to an iron in the Northeast corner of Cherry and also in the West line of David E. Phelps, Deed Book 1427, Page 312, Forsyth County Registry; thence along Cherry's North line North 72 degrees 34' 50" 79.83 feet to an iron; thence South 18 degrees 38' 45" West 159.91 feet to an iron, the point and place of Beginning, containing 0.87 acres, more or less, and being in accordance with a survey prepared by Allied Land Surveying Co., dated August 30, 2000. The above described property being informally known as Tax Lot 19D, Map 4230, Forsyth County Tax Maps.

TRACT 26 - 10 W. 28TH STREET

BAD COMPANY, LLC

Tract 1:

Beginning at an iron stake on the south side of 28th Street, if extended, said stake being distant north 87 degrees 50 minutes west 50 feet from the northwest corner of lot No.195 as shown on the map of Bon Air-Greenway, recorded in Plat Book 8, at page109, thence from said beginning point along the south side of 28th street, if extended, north 87 degrees 50 minutes west 50 feet to an iron stake; thence south 1 degree 10 minutes west 225 feet to an iron stake: thence south 87 degrees 50 minutes east 50 feet to an iron stake in the east line of property belonging to a church known as Jehovah's witnesses thence north 1 degrees 10 minutes east along the line of said churchproperty 225 feet to an iron stake in the south side of 28th street, if extended, the place of beginning; Being a part of the land conveyed to Venice R. Donnegan by Deed recorded in Book 491 at page 261.

Tract 2:

BEGINNING at an iron stake in the south line of 28th Street, if extended westwardly, said stake being 100 feet westwardly from the northwest corner of Lot No. 195, on the map of Bon Air-Greenway Place, as recorded in Plat Book 8, page 109, in the office of the Register of Deeds of Forsyth County, North Carolina; running thence with the south line of 28th Street, if extended, North 87 deg. 50 min. West 50 feet to an iron stake; thence South 1 deg. 30 min. West 251.8 feet to a stake; thence South 87 deg. 50 min. East 90 feet to a stake, the northeast corner of C. W. Fine; thence with his east line South 1 deg. 30 min. west 250 feet to a stake in the north line of 27th Street, if extended westwardly; thence with the north line of said street South 87 deg. 50 min. East 10 feet to a stake, the southwest corner of Harwood's lot, formerly owned by a church; thence with the former west line of the church North 1 deg. 30 min. East 276.8 feet to a stake located 225 feet south of the south line of 28th Street; thence North 87 deg. 50 min. West 50 feet to a stake; thence North 1 deg. 30 min. East 225 feet to the BEGINNING; being in all respects the same property as that described in deed to Ruth S. Mabe recorded in Book 799, page 3, in the office of the Register of Deeds of Forsyth County, North Carolina. EXCEPTING THEREFROM a strip 10 feet wide by 250 feet long off of the south end of above lot, which strip was included in deed to Carl E. Flynn, et ux recorded in Book 826, page 180, same office.

Tax Book No. Page

TRACT 27 - 1892 EBERT STREET

BEING KNOWN AND DESIGNATED as Lot 13 as shown on the Map of Property of Mamie Burke Hol, as recorded in Plat Book 19, Page 83, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 28 - 450 MCCANLESS STREET

BEING KNOWN AND DESIGNATED as Lot 5, Block 2 as shown on the map of Daltonia No. 3, as recorded in Plat Book 10, Page 75 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 29 - 12 ARITA CIRCLE

BEING KNOWN AND DESIGNATED as Lot 13 as shown on the map of Myers Park, as recorded in Plat Book 16, Page 162 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 30 - 3 ARITA CIRCLE

BAD COMPANY, LLC

BEING KNOWN AND DESIGNATED as Lot 25 as shown on the Map of Myers Park new Winston-Salem, as recorded in Plat Book 16, Page 162 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 31 - 1120 W. WOODWARD AVENUE

BEING KNOWN AND DESIGNATED as Lots 46-59 as shown on the Map of the Property of the R. M. Cox Estate, as recorded in Plat Book 12, Page 70 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 32 - 5041 N. CHERRY STREET

BEING located on the Rural Hall Road, (North Cherry Street) AND BEING KNOWN AND DESIGNATED as Lots 14 and 15 as shown on the Map of C.P. Hamlin Property, as recorded in Plat Book 4, Page 94 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 33 - 649 KAPP STREET

BEGINNING at an iron located at the Northwest intersection of Kapp Street and Carrie Avenue, said iron being the Southeast corner of Lot Number 420, as shown on the Map of Montview, a plat of which is recorded in Plat Book 8, Page 106, Forsyth County Registry; thence from said Beginning point with the northern right-of-way of Kapp Street, South 88° 50' 0" West 87.13 feet to an iron, the Southwest corner of said lot; thence North 00° 22' 16" West 127 feet to an iron; thence North 88° 50' 00" East 87.13 feet to an iron located in the western right of way line of Carrie Avenue; thence with said right-of-way line South 00° 22' 16" East 127 feet to an iron, the point and place of BEGINNING, all according to a survey by Daniel W. Donathan, dated January 9, 1986. The above described property is also known as 649 Kapp Street and is known as Lot 420F, Block 1525, Forsyth County Tax Maps as presently constituted.

TRACT 34 - 308 PEDEN STREET

BEGINNING at an iron stake at the intersection of Talley Street and Peden Street; running thence along the south line of Peden Street South 56 degrees 30 minutes East 70 feet to a stake; thence South 6 degrees 30 minutes West 188 feet to a stake; thence North 76 degrees 30 minutes West 48 feet to a stake in the East line of Talley Street; thence with the East line of said Street North 4 degrees 30 minutes East 210 feet to the BEGINNING; BEING PARTS OF Lots Nos. 13 and 12, as shown on the map of MONTVIEW ANNEX, as recorded in Plat Book 2 Page 51A in the Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT 35 - 4534 BAUX MOUNTAIN ROAD

BEING KNOWN AND DESIGNATED as Lots 18, 19, and 20 as shown on the Map of R.M. Cox, as recorded in Plat Book 3, Page 61A(2) , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

BAD COMPANY, LLC

TRACT 36 - 1652 SANFORD DRIVE

BEGINNING at an iron stake at the intersection of the South line of Davis Drive (also known as Sanford Drive) with the Westerly line of White Rock Road; running thence with the Southwest line of White Rock Road South 25° 49' 59' East 100 ft. to an iron stake, corner of Jerry T. Burris' lot as described in Deed Book 1040, Page 514; thence with Burris' North line South 81° 43' 03" West 191.9 ft. to an iron stake, Burris' Western-most corner; thence North 88° 47' 34"West 100 ft. more or less to a stake in the East line of Lot # 71 on the map of Farrell Heights, Section 2; thence with said East line North 2°41' 23"East 125 ft. more or less to a stake in the South line of Sanford Drive (also known as Davis Road); thence with said South line 87° 48' East 240.67 ft. more or less to the BEGINNING, being part of property shown on an unrecorded map of Dan C. Worley made on October 16, 1963 by Carl F. Beauchamp and being part of a 3 1/2 acre tract described in Deed Book 831, Page 28; See also tract 2 in Book 879, Page 556, Public Registry of Forsyth County, North Carolina.

SAVE and EXCEPT

BEGINNING at an iron stake at the intersection of the South line of Davis Drive (also known as Sanford Drive) with the Westerly line of White Rock Road; running thence with Southwest line of White Rock Road South 25° 43' 59" East 100 ft. to an iron stake, corner of Jerry T. Burris' lot as described in Deed Book 1040, Page 514; thence with Burris' North line South 81° 43' 03" West 191.9 ft. to an iron stake, Burris' Western-most corner; thence North 00° 52' 05" West 123.44 ft. to an iron stake in the South line of Sanford Drive; being also known as Davis Road; running thence with said line South 87° 48' East 148.36 ft. to the BEGINNING, Being .42 of an acre more or less as shown on survey by Larry L. Callahan Surveying Company dated October 22, 1985; and being part of the Dan C. Worley Property as shown on Survey of October 16, 1963 by Carl F. Beauchamp; See Deed Book 831, Page 28 and Deed Book 879, Page 556, Public Registry of Forsyth County, North Carolina.

TRACT 37 - 515 MENTOR STREET

BEING KNOWN AND DESIGNATED as Lot 43 as shown on the Map of Montview, as recorded in Plat Book 1, Page 106 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 38 - 1343 WENTWORTH ROAD

BEING KNOWN AND DESIGNATED as Lot 26 as shown on the Map of RM Cox & WA Martin, as recorded in Plat Book 11, Page 37, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

SAVE AND EXCEPT the western portion of Lot 26, as described above and conveyed in Book 2918, Page 2310 of the Forsyth County Register of Deeds.

TRACT 39 - 209 CECIL DRIVE

BEING KNOWN AND DESIGNATED as Lot 41 as shown on the map of Idlewild, as recorded in Plat Book 16, Page 81 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

BAD COMPANY, LLC

TRACT 40 - 207 CLAYTON STREET

BEING KNOWN AND DESIGNATED as Lot 74, as shown on the Map of Forest Hill, Section No. 1, as recorded in Plat Book 4, Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

TRACT 41 - 4543 BAUX MOUNTAIN ROAD

BEING KNOWN AND DESIGNATED as Lot 36 as shown on the plat of R. M. Cox Property, as recorded in Plat Book 3, Page 61-a-(2), in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 42 - 312 MOTOR ROAD

Lot No. 9 west of Lick Fork Creek, part of R. L. Jenkins property, deceased. Beginning in center of Motor Road, C. J. Fishel's corner, running north 46 degrees west 209 feet to a branch; thence up branch South 63 degrees west 100 feet to an iron stake in Sizemore's corner; thence south with Sizemore's line 46 degrees east 233 feet to center of Motor Road, down Motor Road 100 feet to place of beginning, containing 51/100 acres, more or less.

TRACT 43 - 163 CLAYTON STREET

BEING KNOWN AND DESIGNATED as Lots 35, 36, and 37 as shown on the map of The Pines, as recorded in Plat Book 10, Page 52, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 44 - 1504 EMERALD STREET

Beginning at an iron stake in the west line of Lincoln Boulevard running thence westwardly 108.5 feet to an iron stake; thence southwardly 41 feet to an iron stake; thence eastwardly 105 feet. more or less, to an iron stake in the west line of Lincoln Boulevard; thence northwardly along the west line of Lincoln Boulevard 41 feet to the place of beginning and being known and designated as Lots 109, and the northern half of Lot No.110 as shown on Map of Fourteenth Street, Development Company as recorded in Plat Book 2, Page 32A, Register of Deeds office Forsyth County, Known also as Lots Nos.109, and 201 Block 1386 Tax Map, Middlefork Township.
(See Deed of Trust Book 398, page 56 foreclosed)

TRACT 45 - 2923 OLD GREENSBORO ROAD

BEING KNOWN AND DESIGNATED as Lots 3, 4, and 5 as shown on the Map of Sam Fulp Property No. 2, as recorded in Plat Book 11, Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 46 - 2927 OLD GREENSBORO ROAD

BEING KNOWN AND DESIGNATED as Lots 1 and 2 as shown on the Map of Sam Fulp Property No. 2, as recorded in Plat Book 11, Page 78, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

BAD COMPANY, LLC

TRACT 47 - 416 ROSS STREET

BEING KNOWN AND DESIGNATED as Lots Numbers 35 and 36and a small strip off of the eastern side of Lot Number 37 and also all of Lots numbers 42 and 43, all as shown on map of Rock Ledge as recorded in Plat Book 8, Page 132, in the Office of the Register of Deeds of Forsyth County, to which map reference is hereby made for a more particular description.

TRACT 48 - 1826 N. DUNLEITH AVENUE

BEING KNOWN AND DESIGNATED as Lot 144 as shown on the Map of Amendment to Original Map of Liberty Heights, as recorded in Plat Book 3, Page 30A, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 49 - 4960 DELAND STREET

BEING KNOWN AND DESIGNATED as Lot 3, Block 6 as shown on the map of Washington Park, Section 1, as recorded in Plat Book 4, Page 185 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 50 - 7409 OLIN ROAD

BEGINNING at an iron stake in Olin Road, the Southwest corner of Lot No. 5, Oaklin Acres; running thence with Lot No. 5 North 86 degrees 33 minutes East to an iron stake, the Southeast corner of Lot No. 5; South 85 degrees West 108.5 feet to a stake, the Northeast corner of Lot No. 3; thence with Lot No. 3 North 88 degrees 31 minutes East 183.6 feet to a stake at Olin Road; thence with the road North 1 degree 29 minutes West 51.8 feet to an iron stake; and continuing with Olin Road North 4 degrees 36 minutes West 48.2 feet to the BEGINNING; Being the Western portion of Lot No. 4, Oaklin Acres, as shown on map recorded in Plat Book 22, Page 92, and being the same property as that described in Deed Book 1037, Page 275, Public Registry of Forsyth County, North Carolina.

TRACT 51 - 4416 CARRIE AVENUE

BEGINNING at an existing iron pipe, said iron pipe being located in the north-east corner of Lot 419 as shown on the Map of "Montview", Plat Book 1, page 108, said plat being recorded in the Office of the Register of Deeds, Forsyth County; thence from said point of Beginning North 87° 47' East 86.63 feet to an iron pipe, said iron pipe being located in the western right of way line of Carrie Avenue; thence with said right of way line South 00° 44' 10" East 123.88 feet to an existing iron pipe; thence South 88° 50' West 87.05 feet to an existing iron pipe; thence North 00° 31' 45" West 122.32 feet to the point and place of Beginning. The above described tract containing 0.254 acres, more or less, and being in accordance with a survey prepared by Richard Parks Bennett, R.L.S., dated August 16, 1989, and bearing job no. 4354.

BAD COMPANY, LLC

TRACT 52 - 2326 WATERBURY STREET

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and Beginning at an iron stake in the West line of Waterbury Street, said iron stake being 362.7 feet Southwardly from Sprague Street; running thence South 5 deg. 15' West with the West side of Waterbury Street 50.3 feet to an iron stake in the West side of Waterbury Street; running thence North 85 deg. 15' West 95 feet to an iron stake; running thence North 5deg. 15' East 50 feet to an iron stake, the Northeast corner of said Carrie S. Kindley, widow; and thence South 85 deg. 15' East 95 feet to the point and place of BEGINNING.

TRACT 53 – 571 BETHANIA RURAL HALL ROAD

BEGINNING at a point in the center of Bethania-Rural Road (N. C. Highway #65) said point being the Northwest corner of the John Earl Tuttle lot, running thence, with the center of said Highway, North 11 deg 37 min West 120 feet to a point in the center of said highway; thence on a new line South 89 deg 45 min East 374.2 feet to an iron stake in branch also being J. E. Wall's line; thence with Wall's line and branch South 01 deg 40 min East 117.8 feet to an iron stake in branch; thence North 89 deg 45 min WEst 353.75 feet to the Beginning, containing 0.97 acres, more or less. This is a part of the Lee Bodenhamer land bought from John W. Shouse; see Deed Book 454 page 206, Forsyth County, N. C. Registry.

TRACT 54 - 2437 N. PATTERSON AVENUE

BEING KNOWN AND DESIGNATED as Lot 1, in Block 5, as shown on the map of B on Air , as recorded in Plat Book 3, Page 25 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 55 - 2512 STOKES AVENUE

BEING KNOWN AND DESIGNATED as Lot 13, Block "10" as shown on the Map of Bon Air, as recorded in Plat Book 3, Page 25 (5), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.

TRACT 56 - 2710 KILKARE AVENUE

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the map of H. Kapp Ogburn Jr. , as recorded in Plat Book 19, Page 11 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 57 - 612 E. 28TH STREET

BEING KNOWN AND DESIGNATED as Lot 11 as shown on the Map of Bon Air Development, as recorded in Plat Book 3, Page 25 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 58 - 2707 PATRICK AVENUE

BEING KNOWN AND DESIGNATED as Lot 7, Block 16, as shown on the Map of Bon Air-Greenway Place, as recorded in Plat Book 3, Page 25 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 59 - 2701 PATRICK AVENUE

BAD COMPANY, LLC

Beginning at a stake at the northeast intersection of Patrick Avenue and 27th Street, running thence North 2 deg. 00 min. East 50 feet to a stake; thence South 88 deg. 00 min. East 150 feet to a stake in an alley; thence South 2 deg. 00 min. West 50 feet to a stake in 27th Street; thence North 88 deg. 00 min. West 150 feet to a stake in Patrick Avenue, the place of beginning, being the southern portion of Lots 8, 9, and 10, Block 16, as shown on the map of Bon Air-Greenway Place, recorded in the Office of Register of Deeds of Forsyth County in Plat Book 3, Page 25, and being part of the property conveyed to J. W. Pack and wife, Lillie M. Pack, by V. M. Long and wife, Hannah M. Long, by deed recorded in Book 539, Page 393.

TRACT 60 - 424 E. 16TH STREET

BEGINNING at an iron stake in the south line of 16th Street, formerly Ledgerwood Street, said stake being located at the northwest corner of the property of M. W. Nash, Trustee; running thence with the south line of 16th Street westwardly 50 feet, more or less, to an iron stake, the northeast corner of the property of G. O. Holmes, et ux; thence with Holmes' east line, and on a line parallel to the west line of White Street, southwardly 140 feet to an iron stake in the north line of an alley; thence with the north line of the alley eastwardly 50 feet, more or less, to an iron stake, the southwest corner of the property of M. W. Nash, Trustee; thence with the Nash west line, and on a line parallel with the west line of White Street, northwardly 140 feet to the BEGINNING; BEING sometimes designated as Lot No. 17 in Block 231 on the Forsyth County Tax Map; BEING the western portion of property conveyed to J. S. Teague by Deed recorded in Book 123, Page 296 in the office of the Register of Deeds of Forsyth County, North Carolina

Block 231, Lot 17; 424 N. E. 16th Street, Winston-Salem, North Carolina

TRACT 61 - 1234 E. 24TH STREET

BEING KNOWN AND DESIGNATED as Lot No. 94 as shown on the map of Fairview, as recorded in Plat Book 90, at Page 188, in the Office of the Register of Deeds of Forsyth County, Reference to which is hereby made for a more particular description.

TRACT 62 - 1416 ATTUCKS STREET

BAD COMPANY, LLC

BEING KNOWN AND DESIGNATED as Lot 138 as shown on the Map of Overbrook, as recorded in Plat Book 1, Page 5A , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 63 - 312 33RD STREET

BEING KNOWN AND DESIGNATED as Lot 11 as shown on the Map of Old Dominion Park, as recorded in Plat Book 10, Page 131 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 64 - 1710 GRAY AVENUE

BEING KNOWN AND DESIGNATED as Lot 9 as shown on the map of Overbrook Development, as recorded in Plat Book 1, Page 5A, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

Save and Except

BEGINNING at an iron stake, said iron stake being the southwest corner of Lot No. 9 as shown on the map of "Overbrook" as recorded in the Office of the Register of Deeds of Forsyth County in Plat Book No. 1 at Page No. 5A, said beginning iron stake also being in the East line of property deeded to Lafayette A. Cook as recorded in Deed Book No. 678 at Page No. 328; thence N 02° 30' E 52.3' to an iron stake, the northwest corner of said Lot No. 9 and in said east line of Cook; thence S 87° 30' E 5.0'to an iron stake, a new corner in the North line of said Lot No. 9; thence on a new line S 02° 30' W 52.3' to an iron stake in the south line of said Lot No. 9; thence N 87° 30' W 5.0' strip of land off the west end of Lot No. 9 of said "Overbrook" and containing 261.5 square feet more or less.

TRACT 66 – 2834 ANSONIA

BEING KNOWN AND DESIGNATED as Lots 39 as shown on the map of City View, as recorded in Plat Book 1, Page 108 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

TRACT 67 – 4511 LANSING

BEGINNING at an iron stake on the south side of Roanoke Avenue, which said iron stake is 99 feet westwardly from the southwest intersection of Roanoke Avenue and Regina Street; and running thence along the south side of Roanoke Avenue South 76° 30' West 58 feet to a stake, the northeast corner of land belonging to L. M. Nelson and wife, Linnie Bell Nelson; running thence along the east line of said Nelson lot South 45° West 124 feet to an iron stake, the northwest corner of a 30-foot lot deeded to J. F. Rowe and wife, Edith F. Rowe, by L. C. Rowe and wife, 4/27/51 and recorded in Deed Book 634, page 481; running thence along the north line of said J. F. Rowe lot Eastwardly 49 feet to an iron stake in the west line of Lot No. 14; running thence Northwardly along the west line of Lot No. 14, 26 feet, more or less, to an iron stake in the northeast corner of Lot No. 14; running thence Eastwardly along the north line of Lot No. 14, 12 feet to an iron stake; running thence in a Northwestwardly direction 105 feet, more or less, to the place of BEGINNING.

The above described property is a small western portion of Lot No. 6, and over half of the eastern part of Lot No. 7, and 26 feet, more or less, of a major portion of the northern part of Lot No. 13 as shown on the Map of Reniger View recorded in the office of the Register of Deeds of Forsyth County, N. C., in Plat Book 2, page 61.

BAD COMPANY, LLC

TRACT 68 – 4509 LANSING

BEGINNING at an iron stake on the south side of Roanoke Avenue, said stake being 157 feet westwardly from Regina Street, thence south 76 degrees 30 minutes west 50 feet to a stake; thence south 2 degrees 10 minutes west 256 feet to a stake; thence south 88 degrees east fifty-five (55) feet to a stake; thence Northwardly 264 feet more or less, to the place of BEGINNING; Being all of Lot No. 12 and parts of Lots nos. 7 and 13 on plat of Renigar View, Plat Book 2, page 61, Office of Register of Deeds of Forsyth County, North Carolina.

Being the same Property as that described in Deed of Trust Book 766, Page 72, same office.

SAVE AND EXCEPT a portion of the described property as conveyed in Deed Book 1305, Page 590 for right-of-way for Keehlen Avenue.

TRACT 69 – 4521 KEEHLEN

Lying and being in Middlefork Township No. 2, Forsyth County, North Carolina, and BEGINNING at an iron stake on the north side of Keehlen Avenue, which said iron stake is distant 100 feet west of the northwest intersection of Keehlen Avenue and Regina Street and is in the southwest corner of Lot No. 14 on the map hereinafter referred to, and running thence north along the west line of Lot no. 14 - 140 feet to an iron stake; running thence westwardly 49 feet, more or less, to an iron stake, a new corner; running thence south 140 feet, more or less, to a point in the north line of Keehlen Avenue, which said point is 5 feet east of the southeast corner of Lot no. 12; running thence along the north line of Keehlen Avenue eastwardly 45 feet to the place of BEGINNING. Being known and designated as a major portion of Lot No. 13 as above described on the map of Renigar View, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2 page 61, to which said map reference is hereby made. For further reference see Deed Book 724 page 50.

TRACT 70 – 5 N 30TH STREET

BEING KNOWN AND DESIGNATED as Lot 193 as shown on the map of Bon Air, Greenway Place, as recorded in Plat Book 8, Page 109 , in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which plat is hereby made for a more particular description

BAD COMPANY, LLC

TRACT 71 – 4115 SHERATON STREET and 4151 SHERATON STREET

Tract 1:

BEGINNING at an iron stake in the East right-of-way line of Sheraton Street, formerly Tally Street, said beginning stake being at the southwest corner of Lot No. 1 Block H, on the map of TALLYWOOD as recorded in Plat Book 4 Page 160, Public Registry, Forsyth County, North Carolina; running thence with the South line of said Lot No. 1 eastwardly 150 feet to an iron stake, the southeast corner of said Lot No. 1 in the West line of Lot No. 28 Block B; running thence with the West line of Lots in Block B southwardly 282.6 feet more or less to an iron stake, the northeast corner of Lot No. 1 Block B, on said map of TALLYWOOD; running thence with the North line of said Lot No. 1 westwardly 149.5 feet more or less to an iron stake in the East right-of-way line of Sheraton Street, said stake being at the northwest corner of said Lot No. 1 Block B; running thence with the East right-of-way line of the Street northwardly 282.6 feet more or less to the BEGINNING; BEING 94/100 acre more or less and being an unnumbered Tract on the map of TALLYWOOD as recorded in Plat Book 4 Page 150(2), in the Office of the Register of Deeds of Forsyth County, North Carolina; and BEING sometimes designated as Lot No. 201 Block 1686, Winston Township, on the Forsyth County Tax Map.

SAVE AND EXCEPT the northeast corner of the above described property which lies within the right-of-way of US Highway 52.

Tract 2:

Lots 1 and 2, Block H in the Tallywood subdivision as shown by plat filed at page 160, book 4 in the Office of the Forsyth County Register of Deeds. Part of these lots is encumbered with an easement in favor of the State Highway Commission recorded in deed book 858, page 460. The part of lots 1 and 2 not encumbered by said easement is also known as lots 1B and 2B, block 1686 of the Forsyth County Tax Maps, and the part of lots 1 and 2 that is encumbered by said easement is also known as lots 1A and 2A of the Forsyth County Tax Maps.

Tract 3:

BEGINNING at a stake, corner common to the Porter (now or formerly) property and T.H. Caudle (now or formerly) in the western right-of-way line of Tally Street, and running thence, with the said right-of-way line of the said street, northwardly 50 feet to a stake, corner to property formerly of Chap Keith; thence, North 87 deg. 32 min. East 23.01 feet to a stake in the western right-of-way line of Highway 52; thence southeastwardly, with the northwestern right-of-way line of the said highway, 65.16 feet to a stake in the North line of property of T.H. Caudle (now or formerly); thence South 87 deg. 32 min. West, with the line of Caudle (now or formerly), 67.32 feet to the BEGINNING.

Being western parts of lots 3 and 4, Block H, "Tallywood," plat of which is recorded in Plat Book 4, page 160, Forsyth County Registry, and reference to which plat is hereby made for a more particular description.