

**2021009558 00269**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$51400.00**

PRESENTED &amp; RECORDED

02/25/2021 04:52:22 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3589****PG: 2852 - 2856**Excise Tax \$51,400.00 Recording Time, Book and Page \_\_\_\_\_Tax Lot No. \_\_\_\_\_ Parcel Identifier No. 6817-62-8403.00Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of February, 2021  
by \_\_\_\_\_Mail after recording to: Willkie Farr & Gallagher LLP, 787 Seventh Avenue, New York, NY 10019-6099,  
Attention Carly Glover Saviano, Esq.This instrument was prepared by: James H. Clarke, Manning Fulton & Skinner P.A., 3605 Glenwood  
Avenue, Suite 500, Raleigh, NC 27612 (prepared without title examination)Brief description for the Index: Corners at Crystal Lake Apartments, 2700 Reynolda Road, Winston-  
Salem, NC 27106**NORTH CAROLINA SPECIAL WARRANTY DEED**THIS DEED made this 25 day of February, 2021, by and between**GRANTOR**AGM Crystal Lake, LLC,  
a Delaware limited liability company  
245 Park Avenue, 24th Floor  
New York, New York 10167**GRANTEE**Corners Crystal Lake Gardens, LP,  
a Delaware limited partnership  
999 Waterside Drive, Suite 2300  
Norfolk, Virginia 23510WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is  
hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in  
fee simple, all of that certain lot or parcel of land situated in Forsyth County, North Carolina and more  
particularly described as follows (the "Property"):**See Exhibit A**All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence  
of a Grantor.

The Property was acquired by Grantor by instrument recorded in Book 3304, Page 141, Forsyth County Records, North Carolina.

TOGETHER WITH all the buildings and improvements on the Property; and all estate, right, title and interest of Grantor in all privileges and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the aforesaid Property in fee simple.

And Grantor covenants and warrants specially, that with respect to the Property, 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, except for the exceptions hereinafter stated.

Notwithstanding the foregoing or anything to the contrary, Grantor makes no representation or warranty of any kind, including any warranty of title, with respect to the conveyance of any easements, including, without limitation, any easements described on **Exhibit A** attached hereto and made a part hereof (collectively, the "Easements"). The Easements are conveyed by Grantor to Grantee without representation or warranty of any kind by Grantor.

Title to the property hereinabove described is subject to the following exceptions:

Ad valorem taxes for the year 2021.

The encumbrances described in **Exhibit B** attached hereto and made a part hereof.

[Signature Page Follows]

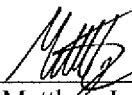
IN WITNESS WHEREOF, this Deed is executed by Grantor to be effective as of February 25, 2021.

**GRANTOR:**

**AGM CRYSTAL LAKE, LLC,**  
a Delaware limited liability company

By: AGM Southeast Portfolio II, LLC,  
a Delaware limited liability company,  
its Sole Member

By: AG FM II Manager, Inc.,  
a Delaware corporation,  
its Manager

By:   
Name: Matthew Lazar  
Title: Vice President

STATE OF NEW YORK

§

§

COUNTY OF NEW YORK

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The foregoing instrument was subscribed, sworn to and acknowledged before me this 22 day of February, 2021, by Matthew Lazar, as Vice President of AG FM II Manager, Inc., a Delaware corporation, Manager of AGM Southeast Portfolio II, LLC, a Delaware limited liability company, Sole Member of AGM Crystal Lake, LLC, a Delaware limited liability company, for and on behalf of such entities.

NICOLE MATARRESE  
Notary Public, State of New York  
No. 01M AG331472  
Qualified in Queens County  
Certificate Filed in New York County  
Commission Expires October 13, 2023



Notary Public, State of New York

Printed Name of Notary: Nicole Matarrese

My Commission Expires: 10-13-2023

EXHIBIT A  
To Special Warranty Deed  
PROPERTY DESCRIPTION

The Land referred to herein below is situated in the County of Forsyth, State of North Carolina, and is described as follows:

BEGINNING AT A 1/2" PIPE IRON IN THE NEW WESTERN MARGIN OF REYNOLDS ROAD, U.S. HIGHWAY 421, SAID POINT BEING LOCATED SOUTH 22-5-37 EAST 540.02 FEET FROM THE CENTER LINE OF INTERSECTION OF REYNOLDA ROAD AND FAIRLAWN DRIVE, AND RUNS THENCE WITH THE NEW RIGHT-OF-WAY SOUTH 29-53-00 EAST 797.61 FEET TO AN IRON, A COMMON CORNER WITH THE PROPERTY OF LEWIS E. LAMB, JR.; THENCE WITH SAID PROPERTY LINE OF LEWIS E. LAMB, JR. THREE (3) COURSES AS FOLLOWS: (1) SOUTH 61-54-24 WEST 276.77 FEET TO AN IRON; (2) SOUTH 61-54-49 WEST 75.32 FEET TO AN IRON; (3) SOUTH 2-25-31 WEST 242.33 FEET PASSING THROUGH THE PROPERTY OF LEWIS E. LAMB, JR. TO AN 1/2" IRON PIPE, A COMMON CORNER WITH THE PROPERTY OF DOUGLAS M. YOUNG AND JOHN BULLARD; THENCE WITH THE PROPERTY LINE OF JOHN BULLARD AND JOHN R. SETZER NORTH 52-31-54 WEST 521.81 FEET TO AN 1/2" PIPE IRON, A COMMON CORNER WITH PAUL E. GOLDENSTAR; THENCE WITH THE PROPERTY LINE OF PAUL E. GOLDENSTAR NORTH 85-31-48 WEST 60.54 FEET TO AN 1/2" PIPE IRON, A COMMON CORNER WITH THE PROPERTY OF ST. ANNES EPISCOPAL CHURCH; THENCE WITH THE PROPERTY LINE OF ST. ANNES EPISCOPAL CHURCH, NORTH 31-01-42 WEST 338.69 FEET TO AN 1/2" PIPE IRON; THENCE WITH THE PROPERTY LINE OF ST. ANNES EPISCOPAL CHURCH, MAX S. EURY AND COVINGTON-RING, INC. NORTH 53-19-19 WEST 398.03 FEET TO AN IRON; THENCE WITH THE PROPERTY LINE OF COVINGTON-RING, INC. AND COVINGTON-WILSON, INC. NORTH 38-21-25 EAST 177.73 FEET TO AN 3/4" IRON PIPE; THENCE PASSING THROUGH THE PROPERTY LINE OF COVINGTON-WILSON INC. NORTH 84-21-41 EAST 398.89 FEET TO A PINCHED TOP IRON PIPE, A COMMON CORNER WITH THE PROPERTY OF COVINGTON-RING, INC. NORTH 61-02-10 EAST 113.37 FEET TO A 1/2" PIPE IRON, A COMMON CORNER WITH THE PROPERTY OF JAMES T. GODFREY, M.D.; THENCE WITH THE PROPERTY OF JAMES T. GODFREY, M.D. TWO (2) COURSES AS FOLLOWS: (1) SOUTH 29-19-27 EAST 125.90 FEET TO AN 1" PIPE IRON; (2) NORTH 60-40-36 EAST 256.55 FEET TO THE POINT AND PLACE OF BEGINNING.

EXHIBIT B  
To Special Warranty Deed

1. Acts of Grantee, and those claiming by, through and under Grantee.
2. General and special taxes and assessments not yet delinquent.
3. Rights of tenants under leases, and those claiming by, through and under said tenants.
4. Zoning, building and other governmental and quasi-governmental laws, ordinances, codes and regulations.
5. Any adverse claim to any portion of the Property which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
6. Any prior reservation or conveyance and any rights in connection therewith of minerals of every kind and character, including, but not limited to, gas, oil, coal, sand, and gravel in, on, and under the Property.
7. Agreements, covenants, conditions, restrictions, and private or public easements of record.
8. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any state of facts which an inspection of the Property or an accurate survey would disclose and which are not shown by the public records.