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FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$7700.00

PRESENTED & RECORDED

07/28/2021 03:18:58 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3628**PG: 4140 - 4143****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax \$7,700.00

Recording Time, Book and Page

PIN# 6817-54-8348

Mail after recording to **Grantee**This instrument was prepared by **Barrett P. Tullis, Esq.**, Keating Muething & Klekamp, One East 4th Street, Suite 1400, Cincinnati, OH 45202 (with assistance of NC Counsel)

Brief Description for the index

4250 Old Town Drive, Winston Salem, NC 27106

THIS DEED made this 28th day of July, 2021 by and between**GRANTOR**CCT WINSTON SALEM LLC,
a Delaware limited liability company
3805 Edwards Road, Suite 390
Cincinnati, OH 45209**GRANTEE**PB Winston Salem, LLC,
a North Carolina limited liability company
888 Brickell Ave, Apt. 2004
Miami, FL 33131
Attention: Marjorie Adum

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 said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Swindell & Visalli, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, 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 said Grantee, in the stated undivided interests as set forth above, in fee simple all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY
REFERENCE**

The property hereinabove being the same property conveyed to Grantor by deeds recorded in Book 3743 at Page 3709 and Book 3743 at Page 3713 in the Office of the Register of Deeds for Forsyth County.

All or a portion of the property herein conveyed 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 Grantee in fee simple.


And the Grantor covenants with the Grantee 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 ("Permitted Exceptions"):

1. The lien of ad valorem taxes for the year 2021 and subsequent years, not yet due and payable, which shall be paid by Grantee;
2. Any matters that would be disclosed by an accurate, current survey and inspection of the property herein conveyed; and
3. All covenants, conditions, easements, restrictions and matters of record applicable to the property herein conveyed.

[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its company name by its duly authorized member, the day and year first above written.

CCT WINSTON SALEM LLC, a
Delaware limited liability company

By: 
Name: Douglas Compton
Its: Authorized Manager

STATE OF OHIO)
)
COUNTY OF HAMILTON)

I, the undersigned Notary Public of the County and State aforesaid, certify that Douglas Compton, personally came before me this day and acknowledged that he is the Authorized Manager of CCT WINSTON SALEM LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 26th day of July, 2021.



BARRETT P. TULLIS
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.



Notary Public
Notary Commission expires on: Never

EXHIBIT A

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

FEE SIMPLE PARCEL:

Beginning at ¼" iron control corner in the right of way line of Reynolda Road (Public 100' R/W) and the southeast corner of property owned, now or formerly, by Mi Pueblo HP, LLC; thence from said BEGINNING POINT, North 38 degrees 23 minutes 08 seconds East 124.70 feet to a ½" rod in the property line of said Mi Pueblo; thence continuing along the property line of Mi Pueblo, North 38 degrees 50 minutes 06 seconds East 125.40 feet to a ½" bent iron in the northeastern property line of Mi Pueblo; thence North 74 degrees 15 minutes 55 seconds East 33 feet to a ½" bent iron in the right of way line of Oldtown Drive; thence South 19 degrees 08 minutes 12 seconds East 117.69 feet to a 7/8" rod; thence South 43 degrees 56 minutes 35 seconds East 15.15 feet to a 7/8" rod; thence South 00 degrees 22 minutes 58 seconds East 61.11 feet to a control corner 5/8" rod (N=874,380.73 and E=1,615,927.98); thence on a curve to the right having a radius of 205.39 feet and a chord bearing and distance of South 19 degrees 56 minutes 36 seconds West 127.85 feet to a point; thence South 36 degrees 54 minutes 37 seconds West 19.95 feet to a point; thence South 69 degrees 40 minutes 59 seconds West 26.59 feet to a point in the right of way of Reynolda Road; thence along the right of way line North 51 degrees 37 minutes 13 seconds West 200.04 feet to the point and place of BEGINNING, and containing 1.031 acres more or less as drawn on a survey entitled "Sam's Investments III, LLC", by Brady Surveying Company, PA, drawing #15021.dwg.

SAID PARCEL ALSO BEING DESCRIBED AS FOLLOWS:

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.

EASEMENT PARCEL:

Together with any and all real estate interests in and to that certain 35-foot wide entrance easement for access, ingress and egress as described in Deeds recorded in Book 2460, Page 3872; Book 3214, Page 4110; and Book 3252, Page 4346, Forsyth County Registry.