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FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 08/17/2021 04:49:34 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE  
 DPTY

**BK: RE 3633**  
**PG: 3441 - 3445**

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	NTC
Parcel ID:	6815-04-9436; 6814-17-4037; 6825-14-4348; 6815-51-4206; 6815-51-4239; 6815-51-4322
Mail/Box to:	Bell, Davis & Pitt, PA, 100 N. Cherry, Suite 600, Winston-Salem, NC 27101, Attn LCB
Prepared by:	Bell, Davis & Pitt, PA, 100 N. Cherry, Suite 600, Winston-Salem, NC 27101
Brief description for the Index:	Multiple Tracts

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 1<sup>st</sup> day of August, 2021, by and between:

GRANTOR	GRANTEE
Covington-Wilson, Incorporated, a North Carolina corporation 617 Morris Avenue, Bryn Mawr, PA 19010	Covington Family Properties, Inc., a North Carolina corporation 1638 Funny Cide Drive, Waxhaw, NC 28173-7205

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

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

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3336, Page 3679; Book 3336, Page 3710; Book 1908, Page 643; Book 3489, Page 1969; Book 3489, Page 1973.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Ad valorem taxes; applicable zoning and land use ordinances, restrictive covenants and easements of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

COVINGTON-WILSON, INCORPORATED., a North Carolina corporation

By: [Signature]  
Printed name: Kenneth W. Schwenke  
Its: President

STATE OF Pennsylvania, COUNTY OF Montgomery

I Catherine Brown Hinton, a Notary of the above state and county, certify that the following person personally appeared before me on the 29 day of July, 2021 acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any): Kenneth W. Schwenke, President.

[Signature]  
Notary Public (Official Signature)  
My commission expires: 10/04/2022

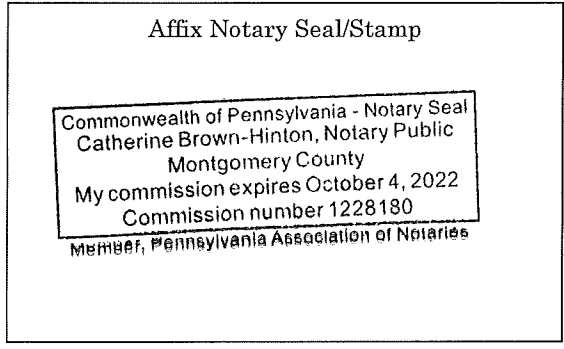


EXHIBIT A  
LEGAL DESCRIPTION

Tract 1 (Gordon Manor):

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

BEGINNING at a new PK nail in the north margin of the 60-foot right of way of Country Club Road (SR 1001), said nail marking the southwest corner of the property of (now or formerly) Anne B. Wright as described in Deed Book 1867, Page 2896 and the southeast corner of the property of (now or formerly) Lanning Family Ltd. Partnership as described in Deed Book 2057, Page 642 of the Forsyth County Registry, said nail being located North  $87^{\circ} 49' 27''$  West 7,088.99 feet (grid) from NCGS monument "Fence" (N=854,017.4881 feet and E=1,618,143.512 feet) (NAD83), and said nail having NC grid coordinates of N=854,286.65 feet and E=1,611,059.22 feet (ground)(NAD83), and running thence from said BEGINNING point along the north margin of the right of way of Country Club Road North  $85^{\circ} 19' 54''$  West 132.54 feet to a new PK nail; thence continuing along said north right-of-way margin South  $88^{\circ} 09' 54''$  West 123.60 feet to a new PK nail marking the southwest corner of the aforementioned Lanning Family Partnership and the southeast corner of (now or formerly) Beroth V V Oil Co. (see Deed Book 1135, Page 1228), said nail having NC grid coordinates of N=854,293.48 feet and E=1,610,803.59 feet)(NAD83); thence along the east line of Beroth and the east lines of (now or formerly) Milburn, William & Vicky (see Deed Book 2629, Page 2539) and (now or formerly) Margaret B. Whisnant (see Deed Book 726, Page 179) North  $01^{\circ} 07' 51''$  West 329.26 feet to an existing iron pipe marking the southwest corner of (now or formerly) Brandt C. Clark (see Deed Book 1726, Page 1433); thence along Clark's south line and the south line of (now or formerly) Donald J. Everhart, Sr. (see Deed Book 1460, Page 249) South  $89^{\circ} 00' 56''$  East 125.81 feet to a new iron pipe and South  $89^{\circ} 10' 58''$  East 131.61 feet to an existing iron pipe marking Everhart's southeast corner and the southwest corner of (now or formerly) John D. Beamer (see Deed Book 1010, Page 566), and the northwest corner of the aforementioned Anne B. Wright (Deed Book 1867, Page 2896); thence along Wright's west line South  $00^{\circ} 49' 06''$  East 332.02 feet to the point of BEGINNING, containing 1.92 acres, more or less, and being shown on an As-Built Survey of a 1.92 Acre Tract Known As Gordon Manor Shopping Center, dated April 5, 2006 and revised August 29, 2006, drawn by Matthew M. Crawford, PLS, Greenhome & O'Mara.

## Tract 2 (Westbrook Property):

BEGINNING at an iron pin located in the northern right-of-way margin of Westbrook Plaza Drive, said iron pin being the southeast corner of Lot 17, Vest Mill Office Plaza, Section 4, recorded at Plat Book 30, Page 184, in the Office of Forsyth County Registry; reference to which is hereby made for more particular description; thence from said point and place of BEGINNING with the eastern line of Lot 17 North 02 deg. 17 min. 30 sec. East 219.78 feet to an iron pin; thence South 88 deg. 21 min. 29 sec. East 119.92 feet to an iron pin; thence South 02 deg. 15 min. 08 sec. West 147.79 feet to an iron pin; thence South 02 deg. 15 min. 08 sec. West 127.44 feet to an iron pin located in the northern right-of-way line of Westbrook Plaza Drive; thence with the northern right-of-way line of Westbrook Plaza Drive North 63 deg. 27 min. 47 sec. West 131.72 feet to the point and place of BEGINNING, and being 29,700 square feet as shown on the map of the property for Robert J. Ess and Sharon A. Frybylo, prepared by Kenneth L. Foster, dated February 12, 1990. The above-described property being the southern portion of Lot 18, Vest Mill Office Plaza, Section 4.

## Tract 3 (Oakwood Drive):

BEGINNING at a one-half inch new iron pipe the northeast corner of Lot #32 as shown on the Map of The West Highlands Development Company, Queen Street Section- First Release, Plat Book 10, Page 112, also being the southeast corner of Tax Lot #32A, Block 2086 and the northwest corner of Highland Presbyterian Church of Winston-Salem, N.C., Presbyterian Church (USA) of Winston-Salem, Forsyth County, State of N.C. (Deed Book 676, Page 201) said Lot #32 and Lot #32A owned by Leonard M. Breadlove (Deed Book 1657, Page 2905): RUNNING THENCE north 16 degrees 32 minutes 44 seconds west 19.90 feet, along the east line of said Tax Lot #32A, to a new PK nail the northeast corner of said Lot #32A; THENCE south 74 degrees 40 minutes 00 seconds west 199.90 feet, along the north line of said Lot #32A, to a new PK nail in the eastern right-of-way line of Oakwood Drive the northwest corner of said Lot #32A; THENCE north 21 degrees 43 minutes 41 seconds west 178.96 feet, along the said western right-of-way line to a new PK nail located at the intersection of the said western right-of-way line with the southern right-of-way line of the Southern Railroad, 50 feet from the centerline of said railroad; THENCE north 74 degrees 26 minutes 06 seconds east 311.75 feet, along the said southern right-of-way line (50 feet parallel to the centerline of the said railroad), to a one-half inch new iron pipe; THENCE the following three lines with Wilson-Covington Construction Company, Inc. (See Deed Book 597, Page 329, and Map of The West Highlands Development Company Map Recorded in Plat Book 14, Page 7(2): south 16 degrees 41 minutes 54 seconds east 90.18 feet to a one-half inch new iron pipe, south 74 degrees 29 minutes 06 seconds west 23.32 feet to a new PK nail, and south 15 degrees 33 minutes 23 seconds east 108.70 feet to a one-half inch new iron pipe in the north line of Highland Presbyterian Church of Winston-Salem, N.C., Presbyterian Church (USA) of Winston-Salem, Forsyth County, State of N.C. (Deed Book 704, Page 141): THENCE south 74 degrees 36 minutes 36 seconds west 70.75 feet, along the latter said north line to a one-half inch new iron pipe the PLACE OF BEGINNING. Being a 1.228 acre tract more or less, as surveyed by Otis A. Jones Surveying Co., Inc. on September 25, 1995, also being the same property as described in Deed Book 810, Page 246 dated January 3, 1961 which is a portion of the tract shown on the Map of The West Highlands Development Company Recorded in Plat Book 14, Page 7(2).

Tract 4 (Executive Park, 4 condominiums):

- 1) That Office Condominium Unit BEING KNOWN AND DESIGNATED as Revised Unit 1 as shown on a Plat entitled "Park Center Office Condominium Revised" as recorded in Condominium Book 4, Page 100 of the Forsyth County Registry, reference to which is hereby made for a more particular description.
- 2) BEING KNOWN AND DESIGNATED as Unit 10 as shown on a Plat entitled "Park Center Office Condominium Revised" as recorded in Condominium Book 4, Page 100 of the Forsyth County Registry, reference to which is hereby made for a more particular description.
- 3) BEING KNOWN AND DESIGNATED as Revised Unit 2 as shown on a Plat entitled "Park Center Office Condominium Revised" as recorded I Condominium Book 4, Page 100 of the Forsyth County Registry, reference to which is hereby made for a more particular description.
- 4) BEING KNOWN AND DESIGNATED as Unit 2A as shown on a Plat entitled "Park Center Office Condominium Revised" as recorded in Condominium Book 4, Page 100 of the Forsyth County Registry, reference to which is hereby made for a more particular description.