

2023031423 00071

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$203.00

PRESENTED & RECORDED

09/13/2023 01:25:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3772

PG: 3220 - 3222

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$203.00

Tax Parcel Identification Number: 6844-35-1170.000

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 1411 E. Sprague Street, Winston Salem, NC 27107

Property Address: 1411 E. Sprague Street, Winston Salem, NC 27107

Brief description for the Index: Lot 1, Property of Allie Nissen Linville

THJS DEED made this the 12th day of September, 2023

GRANTOR

CCIG Properties Investments, LLC,
a North Carolina limited liability company

4601 Park Road, Ste 450
Charlotte, NC 28209

GRANTEE

Michael L. Scott and Kevin C. Scott, Co-Trustees
of the David M. Scott Special Needs Trust

1411 E. Sprague Street
Winston Salem, NC 27107

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, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina and more particularly described as follows:

submitted electronically by "Craige Jenkins Liipfert & walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: subject to easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CCIG Properties Investments, LLC, a North Carolina limited liability company
By: CCIG Partners, LLC, a North Carolina limited liability company, it's Manager
By: Grubb Fund Management, LLC, a North Carolina limited liability company, it's Manager
By: Grubb Management, LLC, a North Carolina limited liability company, it's Manager
By: Grubb Properties, LLC, a Nort Carolina limited liability company, it's Manager

By: [Signature] (SEAL)
Printed Name: Robert Miller
Title: Executive Vice President

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, Judith A. McLeod, a Notary Public of the County of Mecklenburg and State of North Carolina, certify that Robert Miller, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), being the Executive Vice President of Grubb Properties, LLC, Manager of Grubb Management, LLC, Manager of Grubb Fund Management, LLC, Manager of CCIG Partners, LLC, Manager of CCIG Properties Investments, LLC, a North Carolina limited liability company signed the foregoing document, and as Manager is duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 12th day of September, 2023.

[Signature]
Notary Public
Name: Judith A. McLeod
My Commission Expires: September 14, 2028

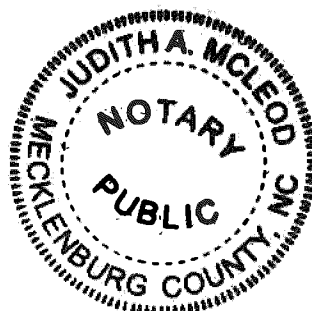


EXHIBIT "A"
PROPERTY DESCRIPTION

LYING on the northern side of Sprague Street and being all of Lot 1 of the PROPERTY OF ALLIE NISSEN LINVILLE as per plat and survey thereof now on file in Plat Book 4, Page 202 in the Office of the Register of Deeds of Forsyth County, to which plat reference is hereby expressly made for a more particular description of same.