



2017009475 00205

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$380.00

PRESENTED & RECORDED:

03-13-2017 04:06:37 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3336**PG: 1801-1803**

Box 83

Drawn by: George S. Thomas, Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102

Mail After Recording To: Grantee at _____

Revenue Stamps \$ 380.00**GRANTOR DID NOT RESIDE IN THIS PROPERTY.****NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 10th day of March, 2017, by and between

GRANTOR	GRANTEE
Fincannon Apartments, LLC A North Carolina limited liability company 3770 Winfield Bluff Court Winston-Salem, NC 27104	Quadraplex, LLC A North Carolina limited liability company 1056 Burke Street Winston-Salem, NC 27101

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

Address: 1403 Pilot View Street
Pin no.: 6825-77-7823.00

See Exhibit "A" attached.

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.

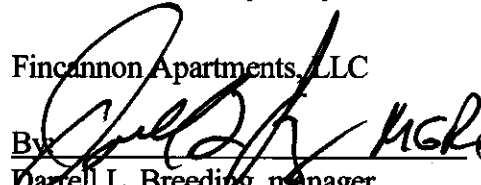
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and any local, county, state, or federal laws, ordinances, or regulations relating to zoning, environment, subdivision, occupancy, use, construction, or development of the subject property

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Fincannon Apartments, LLC

By  (SEAL)
Darrell L. Breeding, manager

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Darrell L. Breeding, manager of Fincannon Apartments, LLC

March 10, 2017

Notary Public

Print/Type Notary Name: John W. Koment

My Commission Expires: 01-19-2018

Place notary seal below this line:

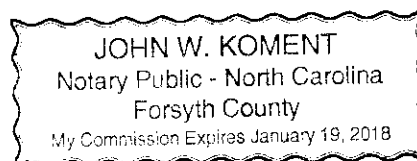


Exhibit "A"

Address: 1403 Pilot View Street
Pin no.: 6825-77-7823.00

BEGINNING at a point, said point being southernmost corner of Vara Properties, LLC, pin no.: 6825-77-7921.00, recorded in Book 3169, Page 807, Forsyth County Registry, said point of beginning also lying in the western line of Carolina Avenue; thence proceeding from said point of beginning, along a curve following the right of way line of Carolina Avenue, **South 07°24'27" West a chord distance of 73.44 feet, radius = 253.66 feet, length = 73.70 feet** to a point; thence with the northern line of Pilot View Street, **North 56°27'38" West 121.45 feet** to a point; thence **North 36°46'46" East 78.37 feet** to a point with Vara Properties, LLC; thence with the southern line of Vara Properties, LLC, **South 48°11'03" East 85.56 feet** to the point and place of beginning, containing 0.17 acres, more or less, according to a survey titled V Plus, LLC", as surveyed by McAnally Land Surveying P.C. dated 2-22-2017, job no.: 17-26-1.

Being the same property acquired by Grantor in Book 2436, Page 2228, Forsyth County Registry.