

**2017050179 00045**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$170.00**  
 PRESENTED & RECORDED  
 12/19/2017 11:35:04 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: SANDRA YOUNG  
 DPTY  
**BK: RE 3383**  
**PG: 1365 - 1367**

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 170.00

Parcel Identifier No. 6804-32-9821, Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 By: \_\_\_\_\_

This instrument was prepared by: Sally A. Carver-Young, Esq.

After recording mail to: Lakehta White, OS National, LLC, 2170 Satellite Boulevard, Suite 200, Duluth, GA 30097, file #117288-15-roofstock-NC

**Brief Description for Index:**

THIS DEED, made this 8<sup>th</sup> day of December, 20 17, by and between

GRANTOR	GRANTEE
QAH GROUP, LLC, a North Carolina limited liability company  whose address is: 1959 N Peace Haven Road, #231, Winston Salem, Forsyth County, NC 27106 (herein, "Grantor")	GREEN PARK CAPITAL MANAGEMENT LLC AND HYPERBOLIC CAPITAL MANAGEMENT, LLC  whose address is: 1640 Dilworth Road East, Charlotte, Mecklenburg County, NC 28203 (herein, "Grantee")

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.

**WITNESSETH:** that GRANTOR, for and in consideration of EIGHTY-FOUR THOUSAND SEVEN HUNDRED TEN AND 00/100 Dollars (\$84,710.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto GRANTEE, and GRANTEE'S heirs and assigns, in fee simple, all of Grantor's right, title, claim and interest in and to that certain tract or parcel of land lying and being in the County of Forsyth and State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Submitted electronically by "Fidelity National Agency Solutions"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property street address: 104 Shenandoah Drive, Winston Salem, NC 27103

BEING THE SAME PROPERTY conveyed to Grantor by deed recorded on May 15, 2015, in Deed Book RE3230, Page 3751, in the Public Registry of Forsyth County, North Carolina.

All or a portion of the property herein conveyed \_\_\_\_ includes or \_\_\_\_ does not include the primary residence of a Grantor.

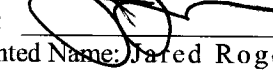
**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges thereunto belonging to the GRANTEE in fee simple.

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, subject to all restrictive covenants, easements, rights of way of record, ad valorem taxes, and all liens and encumbrances of record.

**IN TESTIMONY WHEREOF**, said GRANTOR has hereunto set GRANTOR'S hand and seal, the day and year first above written.

**GRANTOR:**

QAH Group, LLC, a North Carolina limited liability company

By:   
 Printed Name: Jared Rogers  
 Title: MANAGING MEMBER

STATE OF North Carolina  
 COUNTY OF Forsyth

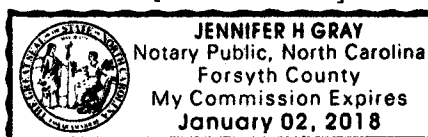
I, Jennifer H. Gray, a Notary Public of the aforementioned County and State, do hereby certify that Jared Rogers, personally came before me this day and acknowledged that he/she is the Managing Member of QAH Group, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the limited liability company he/she signed the foregoing instrument in its name and on its behalf as its act and deed.

WITNESS my hand and stamp or seal, this 8th day of Dec., 2017.

  
 Notary Public

My Commission Expires: 01/02/2018

[NOTARY SEAL]



### EXHIBIT A

**MORE COMMONLY KNOWN AS: 104 Shenandoah Drive, Winston Salem, NC 27103**

**TAX PARCEL ID/APN (FOR INFORMATIONAL PURPOSES ONLY): 6804-32-9821**

**LYING AND BEING IN OR NEAR THE CITY OF WINSTON-SALEM, FORSYTH COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS:**

**BEING KNOWN AND DESIGNATED AS LOT 59 AS SHOWN ON MAP OF SALEM MEADOWS, SECTION 2, RECORDED IN PLAT BOOK 25, PAGE 88, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.**

**SAID MAP BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.**

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*