



2014011915 00052

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$8000.00

PRESENTED & RECORDED:
 04-08-2014 12:29:08 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3173
PG: 1414-1416

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$8,000.00

No title search performed or requested by the preparer

Verified by _____ County on the ____ day of _____ Mail after recording to: Harbor City Title Insurance -
 By: _____ Agency, Inc., 6201 Fairview Road, Suite 325, -
 Charlotte, NC 28210; File No. 1401 2014

Mail/Box to: ~~Blanco Tack~~ ~~Delivery Box #32~~

This instrument was prepared by: Amy C. Lanning

*Box #12 Hart*Brief description for the Index: 1901 Falcon Point Drive, Winston-SalemTHIS DEED made this 4TH day of April, 2014, by and between**GRANTOR****GRANTEE**

Falcon Pointe Limited Partnership, a Virginia
 limited partnership (formerly known as
 Falcon Pointe, a Virginia limited partnership)

Falcon Pointe Investors LLC, a North Carolina limited
 liability company

2917 Penn Forest Blvd., S.W.
 Roanoke VA 24018

257 West Main Avenue
 Gastonia, NC 28052

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 a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

All those two certain tracts or parcels of land located at the intersection of Penny Lane and Falcon Pointe Drive, one tract containing 4.7624 acres, and one tract containing 13.7113 acres, all as more fully shown on a "Map for Falcon Point Phase One" prepared by Richard Howard, dated June 19, 1986, and recorded in Plat Book 31, Page 39, in the office of the Register of Deeds for Forsyth County, North Carolina.

Grantor also quitclaims and conveys, with no warranty of title, any and all interest it may have in Falcon Wood Drive as shown on plat recorded in Plat Book 32, Page 20, in the office of the Register of Deeds for Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1565, Page 272.
None of the property herein conveyed includes 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:

1. 2014 ad valorem taxes and subsequent years.
2. Easements and restrictions of record, if any.
3. Grantor makes no warranty of title whatsoever as to interest conveyed in Falcon Wood Drive as shown on plat recorded in Plat Book 32, Page 20.

Separate Signature Page to Follow

Separate Signature Page to Special Warranty Deed

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

Falcon Pointe Limited Partnership, a Virginia limited partnership

By: F & W Management Corporation, a Virginia corporation, its sole general partner

Name: Steven C. Rice
Title: Vice President

State of Virginia - County of Proanoke

I, the undersigned Notary Public of the County of Proanoke and State aforesaid, certify that Steven C. Rice personally came before me this day and acknowledged that he is the Vice President of F & W Management Corporation, a Virginia corporation and the sole general partner of Falcon Pointe Limited Partnership, a Virginia limited partnership, 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.

COMMISSION
NUMBER
166305

Witness my hand and Notarial stamp or seal, this 4th day of April, 2014.

My Commission Expires: 9.30.2017
(Affix Seal)

Paula A. Mangus 166305
Notary Public
Notary's Printed or Typed Name