

PREPARED BY:

Charter Communications LLC
7820 Crescent Executive Dr.
2nd Floor
Charlotte, NC 28217

2021064315 00353

FORSYTH CO. NC FEE \$51.00
NON-STANDARD DOC FEE
PRESENTED & RECORDED
11/23/2021 03:39:56 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3657
PG: 4496 - 4500

AFTER RECORDING, RETURN TO

Charter Communications, LLC
7820 Crescent Executive Dr., 2ND Floor
Attn: Thomassina #2121
Charlotte, NC 28217

EASEMENT AND MEMORANDUM OF AGREEMENT

[SEE ATTACHED]

Submitted electronically by "Charter Communications, LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

MEMORANDUM OF AGREEMENT

N&N Properties, of the Triad, Inc. ("Owner"), with offices at P.O. Box 103 Bethania, NC 27010, and Spectrum Southeast, LLC, a Delaware limited liability company ("Operator"), with offices at 12405 Powerscourt Drive, St. Louis, MO 63131-3674, are parties to that NONEXCLUSIVE INSTALLATION AND SERVICE AGREEMENT dated June 29, 2021 ("Agreement") and the Bulk Addendum dated June 29, 2021 ("Addendum").

1. The subject of the Agreement is that certain real estate located in the City of WINSTON SALEM County of Forsyth, State of North Carolina and more particularly described on **Exhibit A** hereto.
2. The term of the Agreement expires June 28, 2027, subject however, to renewals pursuant to the terms of the Agreement.
3. The provisions of the Agreement and Addendum are incorporated into this Memorandum of Agreement ("Memorandum").

IN WITNESS HEREOF, the parties have executed this Memorandum this 20th day of October, 2021.

OPERATOR:

Spectrum Southeast, LLC

By: Charter Communications, Inc., its Manager

By: 
(Signature)

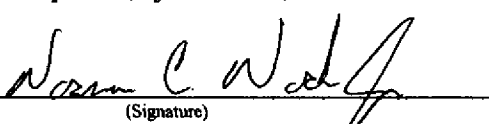
Printed Name: Jon Reid

Title: Director, Spectrum Community Solutions

Date: 11/23/2021

OWNER:

N&N Properties, of the Triad, Inc.

By: 
(Signature)

Printed Name: Norman C. Noah Jr.

Title: President

Date: 10-25-2021

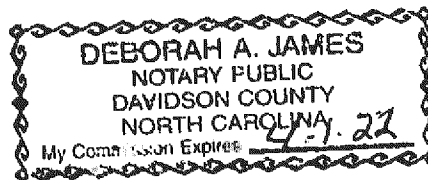
ACKNOWLEDGEMENT

STATE OF NC
COUNTY OF Davidson

Norman C. Nash Jr

The foregoing instrument was acknowledged before me, a Notary Public acting in the County set forth above, this 25 day of Oct, 2021 by Norman Nash Jr, the President of ***N&N Properties, of the Triad, Inc.***, on behalf of such entity.

Deborah A. James
Notary Public

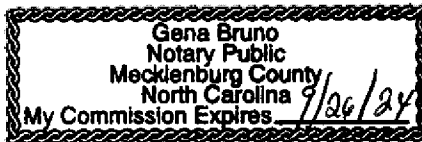


ACKNOWLEDGEMENT

STATE OF NC
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me, a Notary Public acting in the County set forth above, this 23rd day of November, 2021 by Jon Reid, the Director of ***Spectrum Southeast, LLC***, on behalf of such entity.

Gena Bruno
Notary Public



Prepared by and after recording, return to:

EXHIBIT A (cont'd)

Tract Four (988 Cotton Street, Winston-Salem)

BEGINNING at an existing iron pipe set in the South right of way of Cotton Street at the Northwest corner of Mary B. Willard (Deed Book 963, Page 150); thence with Willard's West line South $07^{\circ} 06' 35''$ West 142.90 feet to a point in a concrete retaining wall at the North right of way of Albert Street; thence along the North right of way of Albert Street North $82^{\circ} 52' 34''$ West 99.90 feet to an existing iron pipe; thence North $09^{\circ} 10' 30''$ East 142.98 to an existing iron pipe in the South right of way of Cotton Street; thence with the South right of way of Cotton Street South $82^{\circ} 53' 06''$ East 94.75 feet to an existing iron pipe, the place of Beginning. This property is also known as parcels 9 & 10 of the West Salem Community Development Area, Plat Book 27, Page 37.

Tract Five (3630/3624 Yarbrough Avenue, Winston-Salem)

BEGINNING at an existing iron pipe located south 79 degrees, 27 minutes, 57 seconds east 1.23 feet of a tall bent existing iron pipe with said iron pipe being the north west corner of that property owned by Minnie B. Shouse as described in Deed Book 814, Page 289 of the Forsyth County Register of Deeds; continuing thence north 02 degrees, 04 minutes, 48 seconds east 81.84 feet along the eastern line of that property owned by Old Town Civic Club, Inc. as described in Deed Book 707, Page 220 of the Forsyth County Register of Deeds to an iron pipe set north 81 degrees, 15 minutes, 58 seconds west 1.34 feet of an existing iron pipe; continuing thence north 82 degrees, 37 minutes, 37 seconds west 63.98 feet to an existing iron pipe, west 8.80 feet of an existing iron pipe, said iron pipe being the south east corner of that property owned by St. Armands Apts, LLC as described in Deed Book 1919, Page 2104 of the Forsyth County Register of Deeds; continuing thence north 37 degrees, 18 minutes, 24 seconds east 260.01 feet to an existing iron pipe, said iron pipe being the north east corner of that property owned by St. Armands Apts, LLC; continuing thence south 52 degrees, 36 minutes, 03 seconds east 99.42 feet along the southern right of way line of Yarbrough Avenue to a mag nail set, said mag nail being the north west corner of the property owned by Deva D. Sharma and wife, Vinita Sharma as described in Deed Book 1377, Page 844 of the Forsyth County Register of Deeds; continuing thence south 37 degrees, 23 minutes, 57 seconds west 168.00 feet to a mag nail set, said mag nail set being in a south west corner of that property owned by Deva D. Sharma and wife, Vinita Sharma; continuing thence south 52 degrees, 26 minutes, 50 seconds east 108.48 feet to an existing iron pipe, said iron pipe being on the western line of that property owned by Jeanella J. Clayton as described in Deed Book 2076, Page 2226 of the Forsyth County Register of Deeds; continuing thence south 37 degrees, 08 minutes, 08 seconds west 85.38 feet along the western line of that property owned by Jeanella J. Clayton to an existing rebar deep, said rebar being the south west corner of that property owned by Jeanella J. Clayton; continuing thence south 88 degrees, 54 minutes 00 seconds west 130.22 feet to an existing iron pipe located south 79 degrees, 27 minutes, 57 seconds east 1.23 feet of a tall bent existing iron pipe, said iron pipe being the point of BEGINNING. Being a part of Lots 20, 21, and 22 as shown on the plat of Oldtown Heights, Section 6 as recorded in Plat Book 17, Page 173 of the Forsyth County Register of Deeds.

This conveyance is made subject to an easement recorded in Deed Book 1489, Page 1684 of the Forsyth County Register of Deeds and any other easements of record.

This conveyance is made subject to the Declaration of Restrictions, Conditions, and Easements imposed by Shugart Enterprises, Inc. dated October 24, 1972 as recorded in Deed Book 1039, Page 14 of the Forsyth County Register of Deeds.

The legal description describes that 0.9491 acre tract surveyed for Norman L. Noah, Jr. and wife, Leann L. Noah by David J. O'Brien dated July 22, 1999.

EXHIBIT A (cont'd)

Tract Six (3620 Yarbrough Avenue, Winston-Salem)

BEGINNING at an iron stake in the southwestern right of way line of East Yarbrough Avenue, said iron stake being the common corner of Lots 22 and 23 in said right of way line, as shown on the Map of Oldtown Heights, Section 6, recorded in Plat Book 17, page 173 in the Office of the Register of Deeds of Forsyth County, NC, thence from said point of beginning and with the common line of Lot 22 and 23, South 37° 21' West 168 feet to an iron stake, thence the two new courses and distances, North 52° 39' West 109.42 feet to an iron stake in a parking lot, thence North 37° 21' East 168 feet to a point in the southwestern right of way line of East Yarbrough Avenue, thence with said right of way line, South 52° 39' West 109.42 feet to an iron stake, the point and place of beginning. Being a part of Lots 22 and 23 as shown on the Map of Oldtown Heights, Section 6, recorded in Plat Book 17, page 173 in the Office of the Register of Deeds of Forsyth County, NC. For further reference see Deed Book 1028, page 499 and 1030, page 580 in the Forsyth County Registry. Said description is in accordance with a survey made by Harris M. Copton, Registered Engineer, dated August 28, 1977, and being shown thereon as Lot A.

This conveyance is made subject to a non-exclusive easement for ingress, egress, drainage, installation and maintenance of utility lines and for parking over, across and under the following described area of the above described tract for the benefit of the remainder of the property described in Deed Book 1028, page 499 and Deed Book 1030, page 580, recorded in the Office of the Register of Deeds of Forsyth County, NC.

BEGINNING at an iron stake in the southwestern right of way line of East Yarbrough Avenue, said stake being distant North 52° 39' West 109.42 feet from the common corner of Lots 22 and 23 in said right of way line as shown on the Map of Oldtown Heights, Section 6, recorded in Plat Book 17, page 173 in the Office of the Register of Deeds of Forsyth County, NC, thence from said point of beginning, South 37° 21' West 168 feet to an iron stake, thence South 52° 39' East 44.42 feet to a point, thence North 37° 21' East 168 feet to a point in the southwestern right of way of East Yarbrough Avenue, thence with said right of way line, North 52° 39' West 44.42 feet to an iron stake, the point and place of beginning.

Conveyed herewith is a non-exclusive easement for ingress, egress, drainage, installation and maintenance of utility lines and for parking over, across and under the following described tract:

BEGINNING at an iron stake in the southwestern right of way line of East Yarbrough Avenue, said stake being distant North 52° 39' West 109.42 feet from the common corner of Lots 22 and 23 in said right of way line as shown on the Map heretofore referred to, thence from said point of beginning, South 37° 21' West 168.0 feet to an iron stake, thence South 52° 39' East 44.42 feet to a point, thence South 37° 21' West 12.8 feet to a point, thence North 37° 21' East 168 feet to a point in the southwestern right of way line of East Yarbrough Avenue, thence with said right of way line, South 52° 39' West 44.42 feet to an iron stake, the point and place of beginning.

Said easements, retained and granted, shall be appurtenances to and run with the land described in Deed Book 1028, page 499 and Deed Book 1030, page 580, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to the Declaration of Restrictions, Conditions, and Easements imposed by Shewart Enterprises, Inc. dated October 14, 1977, recorded in the Office of the Register of Deeds of Forsyth County, NC.