

2025014907 00182

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$3600.00

PRESENTED & RECORDED
 05/05/2025 04:11:12 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3861

PG: 3610 - 3613

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$3,600.00

Parcel Identifier: 6836-21-8957 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas R. Holt, Attorney at Law (without benefit of title examination)

Brief description for the Index:

THIS DEED made effective as of the 2 day of May, 2025, by and between

GRANTOR	GRANTEE
1393 CHESTNUT PLAINS CT, LLC a North Carolina limited liability company	N&N PROPERTIES OF THE TRIAD, INC., a North Carolina corporation
Mailing address: 510 Meadowmont Village Circle, Ste. 353 Chapel Hill, NC 27517	Mailing address: 505 Holly Ridge Drive Winston-Salem, NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the Grantor, for 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, parcel of land, or condominium unit situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3463, Page 4470, Forsyth County Registry.

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

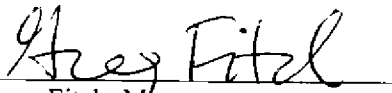
submitted electronically by "Browder, Overby & Michaud, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 those Permitted Exceptions set forth on Exhibit B hereto.

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

1393 CHESTNUT PLAINS CT, LLC
a North Carolina limited liability company

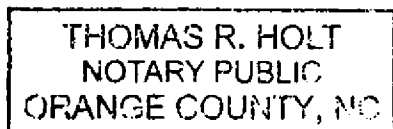
By: 
Greg Fitch, Manager

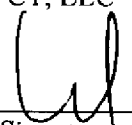
Orange County, North Carolina

I certify that the following person personally appeared before me this day acknowledging to me that he/she signed the foregoing document: Greg Fitch, Manager of 1393 CHESTNUT PLAINS CT, LLC

Date: May 2, 2025

(Affix Official Seal below)




Official Signature of Notary Public

Print Name: Thomas R. Holt

My commission expires: 10-05-2025

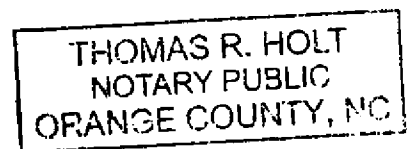


EXHIBIT A

BEGINNING AT AN IRON PIN LOCATED AT THE NORTHWESTERLY CORNER OF THE PROPERTY NOW OR FORMERLY OWNED BY REISENWEAVER COMMUNICATION, INC. AS RECORDED IN DEED BOOK 819, PAGE 198, SAID IRON PIN BEING LOCATED ON THE EASTERLY RIGHT OF WAY OF CHESTNUT STREET, RUNNING WEST WITH SAID RIGHT OF WAY NORTH 01 DEGREE 44 MINUTES 49 SECONDS WEST 343.87 FEET TO AN IRON PIN LOCATED IN THE SOUTHERLY RIGHT OF WAY OF 14TH STREET; RUNNING THENCE WITH SAID RIGHT OF WAY NORTH 87 DEGREES 42 MINUTES 09 SECONDS EAST 205.17 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 01 DEGREE 57 MINUTES 35 SECONDS EAST 94.91 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 02 DEGREES 09 MINUTES 52 SECONDS EAST 250.09 FEET TO A NAIL IN THE TOP EDGE OF A CONCRETE WALL; RUNNING THENCE SOUTH 88 DEGREES 01 MINUTE 09 SECONDS WEST 207.34 FEET TO AN IRON PIN AND PLACE OF BEGINNING. BEING A 1.63 ACRE TRACT OF LAND AS SHOWN ON THE SURVEY FOR CHESTNUT PLAINS LIMITED PARTNERSHIP DATED SEPTEMBER 27, 1990 BY OTIS A. JONES SURVEYING COMPANY, INC.

EXHIBIT B

PERMITTED EXCEPTIONS:

1. Taxes for the year 2025, and subsequent years, not yet due and payable.
2. Rights of tenants in possession under unrecorded leases of less than three (3) year's duration.
3. Matters shown on recorded Plat Book 34, Page 2, and revised and recorded in Plat Book 34, Page 39.
4. Title to that portion of the Land within the right-of-way of Chestnut Street.
5. Easement(s) to Summit Cable recorded in Book 1683 at Page 2944.
6. Dedication of Roads recorded in Book 1683 at Page 898.
7. Rights of others for ingress and egress purposes in and to the use of easement(s) and/or right(s) of way located on the Land.
8. Restrictions appearing of record in Book 1660 at Page 3244; cited to in Book 1683 at Page 489.
9. Building setback line of 25 feet from front, 25 feet from side, 20 feet from side street, and 25 feet from rear, as shown on the recorded plat of subdivision.
10. Plat of Survey by James H. Mauney, Jr., PLS, dated 05/15/19, shows the following located on the Land;
 - a. overhead power and power pole(s)
 - b. wood wall(s)
 - c. cleanout(s)
 - d. light pole(s)
 - e. chain link fence
 - f. telephone box(es)
 - g. power box(es)
 - h. power meter(s)
 - i. sign(s)
11. Possible encroachment upon land adjoining by the fence appurtenant to the Land, as shown on the plat of survey by James H. Mauney, Jr., PLS, dated 05/15/19.
12. Such state of facts occurring subsequent to 05/15/19, date of survey by James H. Mauney, Jr., PLS as would be disclosed by an accurate survey and inspection of the Land.
13. Rights of the public and others in and to the use of that portion of Land within the bounds of the sidewalk as shown on plat of survey by James H. Mauney, Jr., PLS, dated 05/15/19.