

2022001617 00091

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

\$550.00

PRESENTED & RECORDED

01/11/2022 12:02:44 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3668

PG: 3339 - 3342

Prepared by: Scott A. Schaaf, Esq.
Womble Bond Dickinson (US) LLP
(no title search performed)

Return to: Grantee

The property conveyed does not include the personal residence of the Grantor.

Tax Parcels: 6826-92-2927 and 6826-93-2343

Excise Tax: \$550

STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, effective the 10 day of January, 2022, by and between **Y-STAIR APARTMENTS, LLC**, a North Carolina limited liability company, whose mailing address is 915 Bridge Street, Winston-Salem, NC 27101 ("Grantor"), to **RN HOMES, LLC**, a North Carolina limited liability company, whose mailing address is 383 Chuckwood Road, Mooresville, NC 28117-8965 ("Grantee"). 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, does hereby grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

See Exhibit A attached hereto and incorporated by reference herein.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee, their successors and assigns in fee simple forever.

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

Special Warranty Deed – Y-Stair
WBD (US) 55322672v2

submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

persons claiming by, through, or under Grantor but not otherwise. Title to the Property hereinabove described is subject to:

all easements, conditions, rights-of-way, restrictions and reservations of record, if any, and ad valorem taxes for year 2022 and subsequent years.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR has executed this instrument as of the day and year first above written.

Y-STAIR APARTMENTS, LLC

By: Blackpine Investments, LLC, its Manager

By: *DeWayne H. Anderson, Jr.*

Name: DeWayne H. Anderson, Jr.

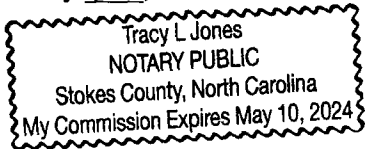
Title: Manager

STATE OF NORTH CAROLINA)

COUNTY OF Forsyth)

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: DeWayne H. Anderson, Jr.

Date: January 7, 2022



(Official Seal)

Tracy L. Jones
(official signature of Notary)

Tracy L. Jones, Notary Public
(Notary's printed or typed name)

My commission expires: 5-10-2024

EXHIBIT A

Legal Description
Forsyth County, North Carolina

BEING all those certain tracts or parcels of land lying and between located in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:

TRACT 1

BEGINNING at a ¼" existing iron pipe located in the western right-of-way of North Cherry Street, said iron pipe also being the northeast corner of Lot No. 16 as shown on the revised map of Lots No. 8 to No. 17, Block 14, N. Cherry St. Dev'p. Co., as recorded in Plat Book 6, Page 66, Forsyth County Registry; thence leaving said right-of-way South 84°55'25" West, a distance of 146.49 feet to a ¼" existing iron pipe in the eastern margin of a 10 foot alley; thence along the eastern margin of said 10 foot alley North 03°52'06" East, a distance of 123.17 feet to a ¼" existing iron pipe; thence continuing along the eastern margin of said 10 foot alley North 03°51'21" East, a distance of 35.35 feet to a ½" existing iron pipe; thence leaving said margin South 85°39'12" East, a distance of 126.40 feet to a ½" existing iron pipe located in the western right-of-way of North Cherry Street; thence along said right-of-way South 02°14'37" East, a distance of 34.73 feet to a ¼" existing iron pipe; thence South 02°29'30" East, a distance of 18.88 feet to a ¼" existing iron pipe, said iron pipe being located North 76°04'22" West, a distance of 29.95 feet from a pk nail located in the intersection of the centerlines of North Cherry Street and Pittsburg Avenue; thence continuing along said right-of-way South 04°05'05" East, a distance of 40.13 feet to a ¼" existing iron pipe; thence continuing along said right-of-way South 05°38'10" East, a distance of 42.22 feet to a ¼" existing iron pipe, said existing iron pipe being the point and place of BEGINNING, as more particularly shown on a survey entitled "Map for: Y-stair Apartments, LLC" by Daniel Walter Donathan, United Limited Engineering & Land Surveying, P.A., dated October 9, 2009, and containing 0.4547 acres, more or less.

Together with

TRACT 2

BEGINNING at a ¼" existing iron pipe located in the western right-of-way of North Cherry Street (50 foot right-of-way), said point being the northeastern corner of Lot 9 in Block 15, as shown on the map of North Cherry Street Development Company recorded in Plat Book 4, Page 55, Forsyth County Register of Deeds; thence from said point of BEGINNING leaving said right-of-way North 84°07'21" West, a distance of 132.90 feet to a point in the eastern margin of a 10 foot alley; thence along the eastern margin of said alley North 03°51'56" East, a distance of 49.82 feet to a ¾" existing iron pipe; thence leaving said margin South 84°09'48" East, a distance of 142.34 feet to a ½" existing iron pipe in the western right-of-way of North Cherry Street; thence along said right-of-way South 14°41'36" West, a distance of 50.49 feet to a ¼" existing iron pipe, being the point and place of BEGINNING, as shown more particularly on a survey entitled "Map for: Y-stair Apartments, LLC" by Daniel Walter Donathan, United Limited Engineering & Land Surveying, P.A. dated October 9, 2009, containing 0.157 acres, more or less.