

**2014032041 00216**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$594.00**  
 PRESENTED & RECORDED  
 09/02/2014 04:43:30 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: LORI HOLLOWAY  
 DPTY

**BK: RE 3195**  
**PG: 508 - 511**

**Excise Tax \$ 594.00**

**Parcel Id's: SEE ATTACHED EXHIBIT "A"**

Verified by Forsyth County on the \_\_\_\_ day of September 2014.

Prepared by and mail to: **Gorenflo & Campbell, PLLC**, 200 McCaskill Road East, Pinehurst, NC 28374

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 2ND day of September 2014, by and between,

GRANTOR	GRANTEE
<p style="text-align: center;"><b>Conrex Residential Property Group 2012-2, LLC</b>, a South Carolina limited liability company</p> <p style="text-align: center;">Mailing Address: <u>3 Cordes Street</u> <u>Charleston, SC 29401</u></p>	<p style="text-align: center;"><b>Conrex Residential Property Group 2012-2 (B2R 1) Operating Company, LLC</b>, a Delaware limited liability company</p> <p style="text-align: center;"><u>Grantee address:</u> 3 Cordes Street Charleston, SC 29401</p> <p style="text-align: center;"><u>Property Address:</u> see attached legal description</p>

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in **Forsyth County, North Carolina**, and more particularly described as follows:

**See attached Exhibit A, attached hereto and made part of the whole hereof**

The properties herein conveyed do not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein above referred to.

And the Grantor covenant with the Grantee, that Grantor are seized of said premises in fee simple and have the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

1. Lien(s) for county ad valorem taxes or other assessments for the year of closing or conveyance, and subsequent years.
2. Easements and Rights-of-way of record, if any.
3. Restrictive covenants of record.
4. Such matters, provisions and reservations as are shown on the aforesaid recorded plat or survey, if any.

The designation Grantor or Grantee as used herein shall include the singular as well as the plural and the masculine, feminine or neuter gender may be read in either the masculine, feminine or neuter gender or a combination thereof as the context may require in order to accurately refer to the person or persons first named hereinabove as Grantor and Grantee.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if Corporate, has caused this instrument to be signed in its Corporate name in the ordinary course of business by its duly authorized officer, pursuant to authorization from the Board of Directors, or if Limited Liability Company (Company), in its Company name in the ordinary course of business by its duly authorized manager, pursuant to authorization from its members, the day and year first above written.

**Conrex Residential Property Group 2012-2, LLC**  
**By: Connorex-Lucinda, LLC, as its Manager/Member**



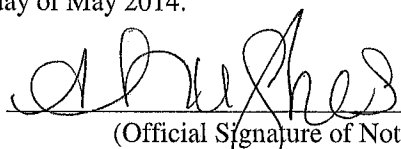
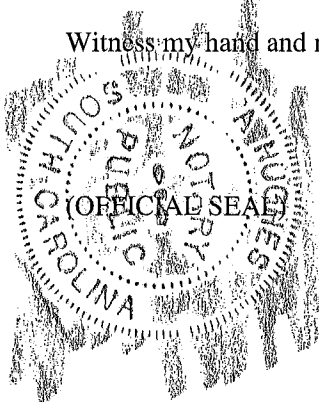
(SEAL)

By: Eric Phillipps  
Its: Manager/Member

STATE OF South Carolina  
COUNTY OF Charleston, to wit:

I certify that the following person(s) personally appeared before me this day, and each acknowledging to me that he or she signed the foregoing document in the capacity indicated: **Eric Phillipps, Manager / Member of Connorex-Lucinda, LLC, Member/Manager of Conrex Residential Property Group 2012-2, LLC.**

Witness my hand and notarial seal this 27 day of May 2014.



(Official Signature of Notary)

Notary Public, South Carolina  
My commission expires: 02-23-2024.

**Exhibit A**

**Tract 1** – BEING all of Lot Nos. 8 and 9 as shown on the Map of Stafford Property, Subdivided by James Conrad Co. for W. R. Patterson and G. C. Shelton as recorded in Plat Book 4 at page 42 in the Forsyth County Registry. Together with improvements located thereon.

Property address being 1628 Thompson Drive, Winston-Salem, NC and having Parcel Identifier No. 3843008.

For further reference see Deed Book 3171 at page 34 in the Forsyth County Registry.

**Tract 2** - BEING all of Lot No. 45 as shown on the Map of Forest Hill, Section 1, as recorded in Plat Book 4 at page 126 in the Forsyth County Registry.

Property address being 205 Forest Hill Avenue, Winston-Salem, NC and having Parcel Identifier No. 6837-12-3931.

For further reference see Deed Book 3136 at page 3276 in the Forsyth County Registry.

**Tract 3** – LYING and BEING North of the City of Winston-Salem, Forsyth County, North Carolina and being known as Lot Nos. 129, 130, and 131 as shown on a map of Styers Park, said map being recorded in Plat Book 12 at page 49 in the Forsyth County Registry.

Property address being 257 Styers Rd., Winston-Salem, NC 27105 and having Parcel Identifier No. 6827-69-1881

For further reference see Deed Book 3140 at page 1483 in the Forsyth County Registry.

**Tract 4** – TRACT 1: BEING known and designated as Lot No. 9, Block "B" as shown on the Map of Section No. 1, Cedar Forest Estates, as recorded in Plat Book 16 at page 243 in the Forsyth County Registry. Except such portion of said lot that lies within the right of way of Gracemont Avenue.

TRACT 2: BEGINNING at an iron stake located in the East right of way line of Wait Road, also being located at the northwest corner of Lot No. 8, hereinafter referred to; running thence from said beginning point with the north line of said Lot 8, South 86 degrees 30 minutes East 200 feet to an iron stake located at the northeast corner of said Lot No. 8; running thence South 03 degrees 45 minutes West 8.50 feet to an iron stake running thence North 86 degrees 30 minutes West 200 feet to an iron stake located in the west right of way line of Wait Road; running thence with the right of way line of said road North 03 degrees 45 minutes East 8.50 feet to the point and place of BEGINNING. Also being a strip 8 1/2 feet wide of the north side of Lot No 8, Block "B" as shown on the Map of Section No. 1 Cedar Forest Estates as recorded in Plat Book 16 at page 243 in the Forsyth County Registry.

Property address being 3932 Gracemont, Winston-Salem, NC 27106 and having Parcel Identifier No. 6808-51-2642.00.

For further reference see Deed Book 3187 at page 1523 in the Forsyth County Registry.

**Tract 5** – BEING all of Lot 85 of Temora Lake Estates, Section 2 as shown on the plat recorded in Plat Book 25 at page 170 in the Forsyth County Registry.

Property address being 780 Bundaberg Lane, Rural Hall, NC 27045 and having Parcel Identifier No. 6829-76-5259.

For further reference see Deed Book 3179 at page 321 in the Forsyth County Registry.