

**2015023577 00030**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 06/26/2015 08:13:43 AM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3237****PG: 3276 - 3279****Excise Tax \$ 0.00**

**Under N.C.G.S. Section 105-228.29, no excise tax is due in association with a transfer where no consideration in property or money is due or paid by the transferee to transferor.**

**Parcel Id's:** 6838-39-3191, 5897-60-6092, 6846-75-0187, and 6829-52-4943

Verified by Forsyth County on the \_\_\_\_ day of June 2015.

Prepared by and mail to: **Clark H. Campbell, Sandhills Law Group**, 100 Market Sq., Pinehurst, NC 28374

### **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this **25<sup>th</sup>** day of **June 2015**, by and between,

<b>GRANTOR</b>	<b>GRANTEE</b>
<p><b>Conrex Residential Property Group 2013-1, LLC</b>, a Delaware limited liability company</p> <p><u>Mailing Address:</u>            3 Cordes Street            Charleston, SC 29401</p>	<p><b>Conrex Residential Property Group 2013-2 Operating Company, LLC</b>, a Delaware limited liability company</p> <p><u>Grantee address:</u>            3 Cordes Street            Charleston, SC 29401</p> <p><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.

Submitted electronically by "OS National, LLC"  
 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, 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 August be read in either the masculine, feminine or neuter gender or a combination thereof as the context August 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 2013-1, LLC**  
**By: Connorex-Lucinda, LLC, as its Manager/Member**

 (SEAL)  
 By: Eric Phillipps  
 Its: Manager/Member

STATE OF

NEW YORK

COUNTY OF

NEW YORK, 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 2013-1, LLC.**

Witness my hand and notarial seal this 23 day of June 2015.

(OFFICIAL SEAL)

  
 (Official Signature of Notary)

Notary Public, \_\_\_\_\_  
 My commission expires: \_\_\_\_\_

**HOLLY F. BERGER**  
 Notary Public, State of New York  
 No. 01BE5025860  
 Qualified in Nassau County  
 Certificate Filed in New York County  
 Commission Expires April 4, 2018

EXHIBIT "A"

Address : 900 NORTHCHESTER LN, WINSTON SALEM, FORSYTH, NC 27105  
Parcel Identification Number : 6838-39-3191  
Client Code : CRX2-665

BEING KNOWN AND DESIGNATED AS LOT NO. 17, AS SHOWN ON THE PLAT ENTITLED NORTH CHESTER, AS RECORDED IN PLAT BOOK 36, PAGE 156, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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Address : 2397 SPICEWOOD DR, WINSTON SALEM, FORSYTH, NC 27106  
Parcel Identification Number : 5897-60-6092  
Client Code : CRX2-288

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Forsyth, STATE OF North Carolina, AND IS DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 4, AS SHOWN ON THE MAP OF WHISPERING WINDS, SECTION I, AS RECORDED IN PLAT BOOK 25, PAGE 115, IN THE OFFICE OF THE REGISTER OF DEED OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

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Address : 3196 SHAFTESBURY LN, WINSTON SALEM, FORSYTH, NC 27105  
Parcel Identification Number : 6846-75-0187  
Client Code : CRX2-376

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE LYING IN THE WEST RIGHT OF WAY LINE OF SHAFTESBURY LANE (FORMERLY KNOWN AS GWYNEVERE LANE); SAID IRON STAKE BEING THE NORTHEAST CORNER OF THE WITHIN-DESCRIBED TRACT AND BEING LOCATED 6-47 WEST (ALONG THE WEST RIGHT OF WAY LINE OF SHAFTESBURY LANE) 120 FEET FROM AN IRON STAKE, THE SOUTHEAST CORNER OF PROPERTY OF RAYMOND CROWDER, NOW OR FORMERLY (DEED BOOK 1036, PAGE 311) AND ALSO BEING LOCATED 6-47 EAST ALONG THE WEST RIGHT OF WAY LINE OF SHAFTESBURY LANE 240 FEET FROM AN IRON STAKE, THE NORTHEAST CORNER OF PROPERTY OF ALLAN HOLMES, NOW OR FORMERLY (DEED BOOK 1041, PAGE 964); AND RUNNING THENCE FROM SAID BEGINNING POINT WITH THE WESTERLY RIGHT OF WAY OF SHAFTESBURY LANE S 6-47 W 120 FEET TO AN IRON STAKE; RUNNING THENCE N 83-13 W 190 FEET TO AN IRON STAKE; RUNNING THENCE N 6-47 E 120 FEET TO AN IRON STAKE;

AND RUNNING THENCE S 83-13 E 190 FEET TO AN IRON STAKE, THE POINT  
AND PLACE OF BEGINNING.

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Address : 5671 HARRINGTON VILLAGE DR, WINSTON SALEM, FORSYTH, NC  
27105

Parcel Identification Number : 6829-52-4943

Client Code : CRX2-545

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF  
FORSYTH, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS  
FOLLOWS:BEING ALL OF LOT 9, PHASE 1 OF HARRINGTON VILLAGE, AS PER  
PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE 106, IN THE OFFICE OF  
THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

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