

2018007809 00085

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/05/2018 11:26:34 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS
 ASST

BK: RE 3393
PG: 1007 - 1015

Excise Tax: \$0.00

This conveyance is for business convenience only and is without consideration. Therefore, no revenue or excise tax stamps are required for recording this deed pursuant to N.C. General Statutes, Section 105-228.29. (See N.C. Attorney General Opinion in 43 N.C.A.G. 79 (1973)).

Tax Lot No. See Exhibit "A" Verified by _____ County
 on the _____ day of _____, 2018, by _____

Mail after recording to: **OS National LLC, 2170 Satellite Blvd., Suite 200, Duluth, GA 30097**

This instrument was prepared by: **Anna Kouba, Morris, Manning & Martin, LLP, 1000 Park Forty Plaza, Suite 350, Durham, NC 27713**

Brief Description for the index **Multiple Parcels – See Exhibit "A"**

THE TITLE TO THIS PROPERTY WAS NOT EXAMINED BY THE ATTORNEYS WHO PREPARED THIS DEED, AND SAID ATTORNEYS HAVE NOT EXPRESSED ANY OPINION ABOUT THE TITLE TO THE PROPERTY OR THE LEGAL DESCRIPTION OF THE PROPERTY CONTAINED IN THIS DEED.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made **this the** 1st **day of** March, **2018**, by and between

GRANTOR	GRANTEE
REX RESIDENTIAL PROPERTY OWNER, LLC <u>Tax Mailing Address</u> 1505 King St. Ext., Ste. 100 Charleston, SC 29405	CONREX RESIDENTIAL PROPERTY GROUP 2016-03 OPERATING COMPANY, LLC <u>Tax Mailing Address</u> 1505 King St. Ext., Ste. 100 Charleston, SC 29405
Please index all legal descriptions or index as a multi-parcel instrument. Enter in appropriate block for each party: name, 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.

NC – SPECIAL WARRANTY DEED

Submitted electronically by "OS National, LLC - RQ (BOA)"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantor, for a 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 or parcel of land situated in North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property does not include the primary residence of Grantor.

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, except for the exceptions hereinafter stated:

All enforceable restrictions, conditions and easements of record.

[SIGNATURES COMMENCE ON FOLLOWING PAGE.]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal and has caused this instrument to be executed by its duly authorized officers, the day and year first above written.

REX RESIDENTIAL PROPERTY OWNER, LLC
a Delaware limited liability company

By: [Signature]
Name: Eric Phillipps
Title: Vice President

STATE OF NEW YORK
COUNTY OF NEW YORK

I, Diane A. Myers, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Phillipps, personally and voluntarily appeared before me this day and acknowledged that he is the Vice President of Rex Residential Property Owner, LLC, a Delaware limited liability company, and that by the authority duly given, and as the act of said company, the foregoing instrument was signed in its name.

Witness my hand and official seal, this the 21 day of February, 2018.

DIANE A. MYERS
Notary Public, State of New York
No. 01MY5056895
Qualified in Westchester County
Commission Expires March 11, 2018

[Signature]
Notary Public
Name typed/printed: Diane A. Myers

My Commission Expires: March 11, 2018

EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	17878-1	825 CHARLES COURT	WINSTON SALEM	NC	27107	FORSYTH
2	17311-1	2637 DALLAS DRIVE	WINSTON SALEM	NC	27107	FORSYTH
3	21956-1	2637 NINFIELD DRIVE	WINSTON SALEM	NC	27103	FORSYTH
4	21150-1	4188 GLORIA RIDGE	WINSTON SALEM	NC	27107	FORSYTH

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 825 CHARLES COURT, WINSTON SALEM, NC 27107

COUNTY: FORSYTH

CLIENT CODE: 17878-1

TAX PARCEL ID/APN: 6834-91-3838

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 NO. 24, AS SHOWN ON THE MAP OF ROSIE STREET HOMES, RECORDED IN PLAT BOOK 24 AT PAGE 11 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

EXHIBIT A-2

STREET ADDRESS: 2637 DALLAS DRIVE, WINSTON SALEM, NC 27107

COUNTY: FORSYTH

CLIENT CODE: 17311-1

TAX PARCEL ID/APN: 6843-88-6049

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 51, PHASE 2, HUNTERWOOD SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 79 IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA.

EXHIBIT A-3

STREET ADDRESS: 2637 NINFIELD DRIVE, WINSTON SALEM, NC 27103

COUNTY: FORSYTH

CLIENT CODE: 21956-1

TAX PARCEL ID/APN: 6803-25-0224

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 32 OF THE FINAL PLAT OF CHATFIELD, SECTION 2, AS RECORDED IN PLAT BOOK 48, PAGE 61, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

EXHIBIT A-4

STREET ADDRESS: 4188 GLORIA RIDGE, WINSTON SALEM, NC 27107

COUNTY: FORSYTH

CLIENT CODE: 21150-1

TAX PARCEL ID/APN: 6865-20-6258

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 247 OF SMITH FARM, PHASE 3B, A MAP AND PLAT OF WHICH IS RECORDED IN PLAT BOOK 51, PAGE 119 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION
