

2019049203 00164

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$244.00

PRESENTED & RECORDED
 12/06/2019 02:07:28 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3496
PG: 4304 - 4307

Excise Tax \$244.00

Recording Time, Book and Page

NORTH CAROLINA SPECIAL WARRANTY DEED

Tax Parcel Identifier No. **6889-53-4482.000**

Verified by _____ County on the _____ day of _____
 by _____

Mail/Box to **3098 BUCK FOREST DR, KERNERSVILLE, NC 27284**

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, a licensed North Carolina attorney, without title examination.

THIS DEED made this Nov. 29th, 2019, by and between

GRANTOR	GRANTEE
<p>U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT</p>	<p>SFR3 LLC Mailing Address: 500 Westover Drive, #14104 Sanford, NC 27330</p>
<p>whose address is 15480 LAGUNA CANYON RD, STE 100, IRVINE, CA 92618</p>	<p>whose address is 3098 BUCK FOREST DR, KERNERSVILLE, NC 27284</p>

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.

The property conveyed is not the principal residence of the grantor.

WITNESSETH

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, grantor, for \$122,000.00 (One Hundred Twenty Two Thousand Dollars and Zero Cents) in consideration paid, hereby gives, grants, bargains, sells and conveys, in fee simple, subject to the exceptions and reservations hereafter provided, if any, to **SFR3 LLC**, hereinafter grantee, whose tax mailing address is **3098 BUCK FOREST DR, KERNERSVILLE, NC 27284**, the following described real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Said property having been previously acquired by Grantor by: **2019025821, Official Records Book 3469, Page 2578** recorded on **07/03/2019**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD unto the Grantee, in fee simple, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

The Grantor covenants with the Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions herein stated.

The Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

IN WITNESS WHEREOF, Grantor has executed this instrument as of Nov. 29th, 2019:

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, By Rushmore Loan Management Services, LLC as Attorney in Fact

By: *[Signature]*

Susan Christy
Assistant Vice President

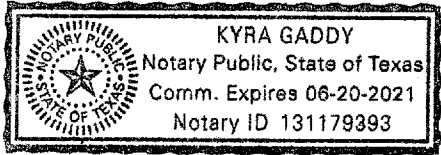
Print/Type Name: _____

Title: AVP of AIF of grantor 7601515371 p 3 of 4

STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned Notary Public of the County and State aforesaid, certify that Susan Christy, AVP its _____ on behalf of **U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, By Rushmore Loan Management Services, LLC as Attorney in Fact**, personally appeared before me this Nov. 29, 2019 day and acknowledged that by authority duly given and as the act of **U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, By Rushmore Loan Management Services, LLC as Attorney in Fact** and on behalf of **U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, By Rushmore Loan Management Services, LLC as Attorney in Fact** he/she executed this deed as his/her free and voluntary act for the purposes set forth in this instrument and that he or she signed this foregoing instrument on behalf of **U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT, By Rushmore Loan Management Services, LLC as Attorney in Fact** as its act and deed.

[Signature]
Notary Public



**EXHIBIT A
(LEGAL DESCRIPTION)**

The Land referred to herein below is situated in the County of FORSYTH, State of NC, and is described as follows: 3098 Buck Forest Drive, Kernersville, North Carolina, 27284. Beginning at an Iron Stake Located at the Intersection of the Southern Right of Way of Deer Path Lane and the Eastern Right of Way Line of Buck Forest Drive said Iron Stake being Located at the Northwest Corner of Lot 18 of Deer Path Subdivision, Section 2, Plat Book 33, Page 16, Forsyth County Registry and Running Thence from the Beginning Point along the Southern Right of Way Line of Deer Path Lane, The Following Four Courses and Distances South 81 Degrees 25 Minutes 10 Seconds East 42.39 Feet to a Point; Thence on a Chord having a Radius of 540.00 feet and a Chord Bearing a Distance of South 72 Degrees 25 Minutes 38 Seconds East 168.80 feet to an Iron Stake (Located at the Northeast Corner of the Above Said Lot 18); Thence a Chord Bearing in Distance of South 61 Degrees 18 Minutes 45 Seconds East 40.00 feet to a Point; Thence a Chord Bearing in Distance of South 59 Degrees 51minutes 10 Seconds East 13.65 Feet to an Iron Stake, Same being the Northeast Corner of the Hereindescribed Tract; Running Thence South 23 Degrees 50 Minutes 56 Seconds West 236.94 feet to an Iron Stake, the Southeast Corner of the Hereindescribed Tract; Running Thence North 82 Degrees 45 Minutes 35 Seconds West (Passing Thru an Iron Stake at 55.00 Feet Located at the Southeast Corner of the above said Lot 18) A Total Distance of 192.20 Feet to an Iron Stake Located in The Eastern Right of Way Line of Buck Forest Drive, Said Being Located At The Southwest Corner of the Abovesaid Lot 18, Running Thence along The Eastern Right of Way Line of Buck Forest Drive North 7 Degrees 51 Minutes 15 Seconds East 278.28 Feet to an Iron Stake, The Point and Place of The Beginning, Containing 1.374 Acres More Or Less, And Being All of Lot 18 and a Western Portion of Lot 17 of The Deer Path Subdivision, Section II, as shown on The Plat Duly Recorded In Plat Book 33, Page 1, Forsyth County Registry, Reference to which is hereby made for a more particular description thereof, All as Per The Survey Of Daniel W. Donathan, Made October 21, 1994, Job No 1-35663.

Tax ID: 6889-53-4482.000

PROPERTY ADDRESS 3098 BUCK FOREST DR, KERNERSVILLE, NC 27284