

2020031550 00080FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00PRESENTED & RECORDED
07/27/2020 10:36:50 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY**BK: RE 3540****PG: 962 - 964****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$400.00Parcel Identifier No. 6889-53-4482.000Verified by Mecklenburg County on the 13th day of July, 2020

Title Insurance Company: _____

Mail/Box to: Landis Properties I, LLC, 12 East 49th Street, 11th Floor, New York, NY 10017This instrument was prepared by: Hankin & Pack PLLC, 2820 Selwyn Avenue, 315, Charlotte, NC 28209

Brief description for the Index: _____

THIS DEED made this 8th, July 2020, by and between

GRANTOR

GRANTEE

SFR3 LLC, a Delaware Limited Liability Company**Landis Properties I, LLC, a Delaware Limited Liability Company***Mailing Address:*500 Westover Drive, 14104
Sanford, NC 27330*Mailing Address:*12 East 49th Street, 11th Floor
New York, NY 10017*Property Address:*3098 Buck Forest Drive
Kernersville, NC 27284

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, 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 or condominium unit situated in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 51 Minutes 10 Seconds East 13.65 Feet to an Iron Stake, Same being the Northeast Corner of the Herein described Tract; Running Thence South 23 Degrees 50 Minutes 56 Seconds West 236.94 feet to an Iron Stake, the Southeast Corner of the Herein described 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 Above said 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3496 Page 4304.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book __, Page __.

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that 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, other than the following exceptions:

SFR3 LLC, a Delaware limited liability company


William Stames, Designated Signer

STATE OF ^{South} ~~NORTH~~ CAROLINA
COUNTY OF ~~MECKLENBURG~~ ^{Richland}

I, Brittney Renger, a notary public, certify that William Starns personally came before me this day and acknowledged that he/she is designated signer of SFR3 LLC, a Limited Liability Company, and that he/she, as _____, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 8 day of July, 20 20.

Brittney Renger
Official Signature of Notary
Printed or typed name of Notary Brittney Renger

My Commission Expires: 12/12/27

