

2021050928 00141FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$444.00**

PRESENTED & RECORDED

09/17/2021 12:56:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3641**PG: 2279 - 2280****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$444.00

Parcel Identifier No. 6865-81-3097.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee at: 997 Morrison Dr, Charleston, SC 29403

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 25, Sedge Lake Garden, Section 1, PB 32, PG 2, Forsyth County, North Carolina

THIS DEED made this 9th day of September, 2021, by and between

GRANTOR	GRANTEE
MELISSA D. ALLMAN, UNMARRIED	BSFR I OWNER I L.P., A Delaware Limited Partnership
FORWARDING ADDRESS:	MAILING ADDRESS:
<u>4384 MORNING RIDGE LANE</u> <u>WINSTON SALEM, NC 27101</u>	<u>997 MORRISON DRIVE</u> <u>CHARLESTON, SC 29403</u>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> IS NOT GRANTOR'S PRIMARY RESIDENCE	PROPERTY ADDRESS:
	<u>1533 JUBILEE TRAIL</u> <u>KERNERSVILLE, NC 27284</u>

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 situated in **FORSYTH** County, North Carolina and more particularly described as follows:**BEING KNOWN AND DESIGNATED as Lot Number 25 of SEDGE LAKE GARDEN, SECTION 1, a map and Plat of which is duly recorded in Plat Book 32 at Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description.**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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2021 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

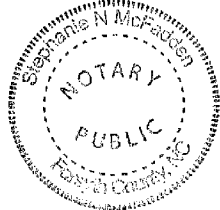
Melissa D. Allman (SEAL)
MELISSA D. ALLMAN

State of NC – County of Forsyth

I, Stephanie N McFadden, a Notary Public of Forsyth County, State of NC, certify that **MELISSA D. ALLMAN**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 9th day of September, 2021.

(SEAL)



Stephanie N McFadden Notary Public

My Commission Expires: July 4, 2024