

2021053736 00278
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$311.00
 PRESENTED & RECORDED
 09/30/2021 04:48:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY
BK: RE 3645
PG: 70 - 71

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$311.00

Parcel Identification No. 6829-87-7829.000

Title Insurance Company: Chicago Title Insurance Company

Mail/Box to: BSFR I OWNER I L.P., a Delaware Limited Partnership, 997 Morrison Drive, 402, Charleston, SC 29403

This instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT 96, PINEBROOK VALLEY

THIS DEED made this 28th day of September, 2021 by and between

GRANTOR	GRANTEE
<p>Paul William Gwyn, Jr., unmarried</p> <p><i>Mailing Address:</i> 5751 Novack Street Winston Salem, NC 27105</p>	<p>BSFR I OWNER I L.P., a Delaware Limited Partnership</p> <p><i>Mailing Address:</i> 997 Morrison Drive, 402 Charleston, SC 29403</p> <p><i>Property Address:</i> 1208 West Rollingwood Circle Winston-Salem, NC 27105</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.

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 Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOT NO. 96 OF PINEBROOK VALLEY, SECTION NO. 2 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 26 AT PAGE 31, FORSYTH COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3243 Page 1748.

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

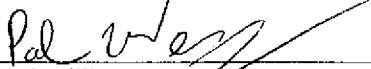
A map showing the above described property is recorded in Plat Book 26, Page 31.

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:

- Easements, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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



 Paul William Gwyn, Jr

STATE OF NORTH CAROLINA
 COUNTY OF FORSYTH

I, Keith L. Gallman, Notary Public, do hereby certify that Paul William Gwyn, Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal this 28 day of September, 2021.



 Official Signature of Notary

KEITH L GALLMAN
 Notary Public, North Carolina
 Guilford County
 My Commission Expires
 December 22, 2024

My Commission Expires: 12/22/2024