

2022000491 00201
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$408.00
 PRESENTED & RECORDED
 01/04/2022 03:25:48 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY
BK: RE 3667
PG: 2336 - 2338

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$408.00
 Parcel Identifier No. 5896-85-4994.000
 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. No title search performed or requested. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes and bounds

THIS DEED made this 30th day of December, 2021, by and between

GRANTOR	GRANTEE
PATRICK CURRY and wife, HEATHER CURRY	BSFR I OWNER I, L.P., a Delaware Limited Partnership
FORWARDING ADDRESS: <u>70 COLLINS ROAD MARSHALL, NC 28753</u>	MAILING ADDRESS: <u>997 MORRISON DRIVE CHARLESTON, SC 29403</u>
PROPERTY ADDRESS IS <u>X</u> IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	PROPERTY ADDRESS: <u>5046 FLEETWOOD CIRCLE WINSTON SALEM, NC 27106</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:

See Attached Exhibit "A"

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 2022 and subsequent years.

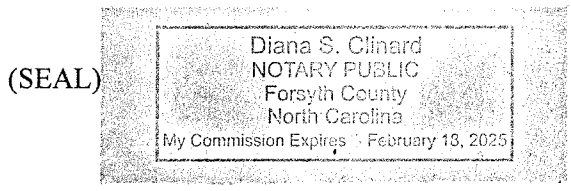
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

[Signature] (SEAL)
PATRICK CURRY
[Signature] (SEAL)
HEATHER CURRY

State of NC - County of Forsyth

I, Diana S. Clinard, a Notary Public of Forsyth County, State of NC, certify that **PATRICK CURRY** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 30th day of December, 2021.

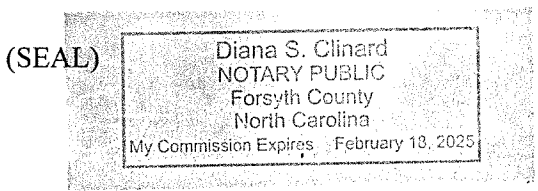


Diana S. Ce. Notary Public
My Commission Expires: 2/18/2025

State of NC - County of Forsyth

I, Diana S. Clinard, a Notary Public of Forsyth County, State of NC, certify that **HEATHER CURRY** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 30th day of December, 2021.



Diana S. Ce. Notary Public
My Commission Expires: 2/18/2025

EXHIBIT "A"

BEGINNING on an iron stake at the northwest corner of James D. Cline's 1.49 acre tract from H.W. Cline, as described in deed of 11/22/74 and registered in Forsyth County Deed Book 1137, page 1728; running thence with the said 1.49 acre tract the two (2) following courses and distances: South 09° 46' West 268.53 feet to a bolt; thence South 67° 09' East 115.63 feet to an iron stake, a new corner by said James D. Cline; thence, a new line by said Cline, North 15° 21' 14" East 272.04 feet to a point in the north line of the said 1.49 acre tract, said point being the southern terminus of the centerline of a 15-foot access right-of-way; thence with the north line of the said 1.49 acre tract, North 70° 28' West 141.24 feet to the place of BEGINNING, containing .787 acre, more or less, and being a parcel from the west side of James D. Cline's 1.49 acre tract.

There is conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easements described and/or referenced in Book 1137, Page 1728; Book 1529, Page 271; Book 1529, Page 273 and Book 1715, Page 667, Forsyth County Registry .