

2022020247 00225

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/27/2022 04:48:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: MARIA V. HANG-MORALES, DPTY
BK: RE 3691
PG: 1946 - 1954

 SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXCISE TAX: This deed is exempt from North Carolina Excise Tax pursuant to NCGS 105-228.29(6).

THIS INSTRUMENT PREPARED BY:

Jay A. Rosenberg, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

AFTER RECORDING, RETURN TO:

BCHH, Inc., Attn: Bradley Cianni
 181 Montour Run Rd
 Coraopolis, PA 15108
 412-465-3549, bcianni@bchhinc.com

The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, Esq. (Bar # 50013) of J. Rosenberg, PA, 101 S Reid St, Ste 307, Sioux Falls, SD 57013, 513-247-9605, without the benefit of a title examination.

TAX PARCEL ID(S):

6888-46-8933-000 6803-32-2695-000 6823-43-3657-000 6823-18-0356-000
 6888-56-6734-000 6867-53-4462-000 6864-86-9651-000 6889-73-0897-000

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 26th day of April, 2022, is by and between:

GRANTOR	GRANTEE
VM PRONTO, LLC <u>Address:</u> 5001 Plaza on the Lake Suite 200 Austin, TX 78746	VM MASTER ISSUER, LLC <u>Address:</u> 5001 Plaza on the Lake Suite 200 Austin, TX 78746

The designation "Grantor" and "Grantee", as used herein, shall include said parties, their heirs, personal representatives, successors and assigns and shall include the singular, plural, masculine, feminine or neuter, as required by the context.

The property is not the principal residence of the Grantor.

Submitted electronically by "BCHH Title Inc."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Forsyth, in the State of North Carolina, to-wit:

[See attached Exhibit "A" - Legal Description(s)]

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.

SUBJECT TO 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; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD 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 Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR covenants with 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, through or under Grantor, except for the exceptions herein stated.

[SIGNATURE PAGE FOLLOWS]

Exhibit "A"
Legal Description(s)

TRACT 1:

BEGINNING at a 3/4" iron pipe lying in the margin of the right-of-way of Bayhill Court, a 60' public right-of-way according to a plat recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 25 at Page 185, said iron pipe being the southeast corner of Lot 27 of Pine Knolls, Section 2, as depicted in Plat Book 25 at Page 185 of the Forsyth County Registry; thence with the eastern line of Lot 27 North 26° 48' 56" East 195.00 feet to a 3/4" iron pipe, said iron pipe being the northeast corner of the above-described Lot 27; thence with the line of the property deeded unto Butler Golf, LLC in Deed Book 3226 at Page 202 of the Forsyth County Registry South 30° 00' 00" East 270.10 feet to a 3/4" iron pipe, the northeast corner of the property deeded unto Wendy C. Keck in Deed Book 3086 at page 2536 of the Forsyth County Registry; thence with the northern line of Keck North 89° 32' 50" West 180.21 feet to a 3/4" iron pipe lying in the margin of the right-of-way of Bayhill Court, the northwest corner of Keck; thence with the margin of Bayhill Court along a curve bearing North 36°

13' 08" West 77.80 feet (Delta = 74° 17' 21 ", Radius = 60.00 feet, Chord= 72.46 feet) to a 3/4" iron pipe, the point and place of BEGINNING, containing 26,675 square feet, or 0.612 acres, more or less, according to an unrecorded survey entitled "Map for James Wayne Burkett and Phyllis Rheanne Burkett" dated May 1, 2017 by Barry I. Callahan, PLS (L-4774) and bearing Triad Land Surveying, P.C. Job No. 11310-1. Said property being informally known as a portion of Lot 26 of Pine Knolls, Section 2, as recorded in Plat Book 25 at Page 185 of the Forsyth County Registry, and as Forsyth County.

BEING the same property conveyed to Grantor by deed recorded 12/23/2021 at Book 3665 Page 1338 in said Registry.

COMMONLY KNOWN AS: 1236 Bayhill Ct, Kernersville, NC 27284
PARCEL ID: 6888-46-8933
TITLE FILE NO: ARMI-1NC0002

TRACT 2:

BEING KNOWN AND DESIGNATED as Lot 3 as shown on the Map entitled Stratford Crossing, as recorded in Plat Book 43 at Pages 150 and 151, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/26/2022 at Book 3671 Page 3957 in said Registry.

COMMONLY KNOWN AS: 2409 Stratford Crossing Dr, Winston Salem, NC 27103
PARCEL ID: 6803-32-2695
TITLE FILE NO: ARMI-1NC0005

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 3:

BEING all of Lot 210 of SAGE MEADOWS SUBDIVISION, PHASE 1, SECTION 4, as same is shown on map thereof recorded in Map Book 64, Page 27, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 02/09/2022 at Book 3674 Page 3633 in said Registry.

COMMONLY KNOWN AS: 3286 Scarlet Sage Ln, Winston Salem, NC 27127
PARCEL ID: 6823-43-3657-000
TITLE FILE NO: ARMI-1NC0009

TRACT 4:

BEING all of Lot 22 of CEDAR RIDGE SUBDIVISION, PHASE 1, as same is shown on map thereof recorded in Map Book 39, Page 150, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/21/2022 at Book 3671 Page 206 in said Registry.

COMMONLY KNOWN AS: 360 Cedar Ridge Cir, Winston Salem, NC 27127
PARCEL ID: 6823180356000
TITLE FILE NO: ARMI-1NC0011

TRACT 5:

BEGINNING at an iron stake in the east right of way of Firestone Road said iron stake being the Northwest corner of Lot No. 77; thence with the East right of way of said road North 17° 21' East 120.0 ft. to an iron stake; thence South 72° 39' East 259.05 ft. to an iron stake; thence South 17° 12' West 120.0 ft. to an iron stake being also the Northeast corner of Lot No. 77; thence North 72° 39' West 259.36 feet to the Point and Place of Beginning and being the Southern part of Lot 78 of PINE KNOLLS SECTION 2, as said lot is recorded in Plat Book 25, Page 185, to which reference is herein made in the Forsyth County Registry.

BEING the same property conveyed to Grantor by deed recorded 12/16/2021 at Book 3663 Page 1707 in said Registry.

COMMONLY KNOWN AS: 3947 Firestone Rd, Kernersville, NC 27284
PARCEL ID: 6888566734000
TITLE FILE NO: ARMI-1NC0013

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 6:

BEING all of Lot 15 of MILL CREEK, SECTION 1, as same is shown on map thereof recorded in Map Book 28, Page 27, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 01/13/2022 at Book 3669 Page 2424 in said Registry.

COMMONLY KNOWN AS: 4351 Creekridge Ln, Kernersville, NC 27284
PARCEL ID: 6867-53-4462
TITLE FILE NO: ARMI-1NC0015

TRACT 7:

BEING all of Lot 30 of MAP OF ADAMS GATE, as same is shown on map thereof recorded in Map Book 33, Page 142, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 02/14/2022 at Book 3675 Page 3200 in said Registry.

COMMONLY KNOWN AS: 548 Adams Gate Rd, Winston Salem, NC 27107
PARCEL ID: 6864-86-9651-000
TITLE FILE NO: ARMI-1NC0018

TRACT 8:

BEING all of Lot 5, as shown on the map of Deer Path, Section 1, recorded in Plat Book 32, Page 139, Forsyth County Registry.

BEING the same property conveyed to Grantor by deed recorded 12/29/2021 at Book 3665 Page 4161 in said Registry.

COMMONLY KNOWN AS: 9316 Deer Path Ln, Kernersville, NC 27284
PARCEL ID: 6889-73-0897
TITLE FILE NO: ARMI-1NC0021

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (1236 BAYHILL CT, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 25, Page 185.

AS TO TRACT 2 (2409 STRATFORD CROSSING DR, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 43 at Pages 150 and 151 including 20' drainage easement located on the Land.
- (2) Dedication of Streets and Roads recorded in Book 2176 at Page 895.
- (3) Restrictions appearing of record in Book 2179 at Page 3253 and in Book 2238 at Page 1342.

AS TO TRACT 3 (3286 SCARLET SAGE LN, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 64, Page 27; Plat Book 6, Page 96; Plat Book 14, Page 65 and Plat Book 2, Page 92, as affected by instrument(s) recorded at Book 3256, Page 947.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2658, Page 2123; Book 2658, Page 2157 and Book 3256, Page 948.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 2594, Page 3009; Book 2674, Page 1174; Book 531, Page 132; Book 531, Page 140; Book 1005, Page 135; Book 1197, Page 1684; Book 1381, Page 943; Book 752, Page 109; Book 2617, Page 976 and Book 3201, Page 2846.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 2588, Page 1019; Book 2701, Page 1478; Book 2989, Page 3244 and Book 3202, Page 822.

AS TO TRACT 4 (360 CEDAR RIDGE CIR, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 39, Page 150.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1945, Page 3502 and Book 1945, Page 3518.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 1942, Page 2774.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 5 (3947 FIRESTONE RD, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 25, Page 185.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 987, Page 198.

AS TO TRACT 6 (4351 CREEKRIDGE LN, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 28, Page 27.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1357, Page 1576 and Book 1344, Page 640.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 1349, Page 1504 and Book 1336, Page 814.

AS TO TRACT 7 (548 ADAMS GATE RD, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 33, Page 142.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1669, Page 3375; Book 1859, Page 2404 and Book 1669, Page 3374.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 1680, Page 2198; Book 424, Page 312; Book 576, Page 422 and Book 1640, Page 4585.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 8 (9316 DEER PATH LN, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 32, Page 139.
- (2) Terms, provisions, covenants, conditions, easements and restrictions as provided in instrument recorded in Book 1638, Page 232.
- (3) Easement to Duke Power recorded in Book 408, Page 123; Book 460, Page 192; Book 576, Page 421; Book 649, Page 481; Book 650, Page 482; Book 785, Page 462; Book 1002, Pages 110, 111, 112 and 115 and Book 1637, Page 4454.
- (4) Easement to State Highway Commission recorded in Book 757, Page 28.
- (5) Easement to Lee Telephone Company recorded in Book 981, Page 365.
- (6) Dedication of Streets recorded in Book 1635, Page 1374.