

2022040447 00211

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$520.00

PRESENTED & RECORDED
 08/30/2022 04:59:55 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3715
PG: 1955 - 1956

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$520.00

Parcel Identifier No. 6809-60-7162.000 Verified by _____ County on the _____ day of _____, _____
 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Gwynn, Edwards & Getter, PA (No Tax or Title Search Performed)

Brief description for the Index: Lot 32, Lash Heights

THIS DEED made this 26 day of July, 2022 by and between

GRANTOR

**Glenwood Homes, LLC,
 A North Carolina Limited Liability Company**

**PO Box 90427
 Raleigh, NC 27675**

GRANTEE

**SFR JV-HD PROPERTY LLC,
 A Delaware Limited Liability Company**

**Mailing Address: PO Box 15087
 Santa Ana, CA 92735**

**Property Address: 4945 Westerly Drive
 Winston-Salem, NC 27106**

Enter in the appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, and 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 the City of Winston-Salem, _____ Township, Forsyth County,
 North Carolina and more particularly described as follows:

**BEING all of Lot 32 as shown on Boundary Survey for Lots 30-34 & 111 Lash Heights Section
 2 dated February 7, 2022 and recorded at Book 75, page 72, Forsyth County Registry.**

Known as: 4945 Westerly Drive, Winston-Salem, NC 27106

PID: 6809-60-7162.000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3676 page 2306.
 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 75 page 72.

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:

1. Ad valorem taxes for the current year and subsequent years.
2. Easements, restrictions and other matters of record affecting title to the subject property.
3. Right of Way Easement recorded in Book 3081, Page 577, Forsyth County Registry.

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

Glenwood Homes, LLC (SEAL)
(Entity Name)

By: _____ (SEAL)
Title: Thomas Quackenbush, Manager

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

SEAL - STAMP State of North Carolina - County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Thomas Quackenbush personally came before me this day and acknowledged that he is the Manager of Glenwood Homes, LLC a North Carolina or _____ corporation/limited liability company/general partnership, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp this 26 day of July, 2022.

My Commission Expires:

Brooke Kilbourne
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County.
By: _____ Deputy/Assistant – Register of Deeds