

2022050753 00108

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$5734.00

PRESENTED & RECORDED
 11/10/2022 01:41:27 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3727
PG: 3543 - 3553

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Excise Tax:
 \$5,734.00

Prepared by, and after recording, return to:
 Jane Srivastava (Bar Number: 57703),
 a licensed North Carolina attorney.
 8940 Main Street
 Clarence, NY 14031

Mail tax statements to:
 LAMCO Asset Company 1, LLC
 5001 Plaza on the Lake
 Suite 200
 Austin, TX 78746

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

The existence of title insurance is unknown to the preparer. This instrument prepared by Jane Srivastava, a licensed North Carolina attorney, without title examination.

Tax Parcel Number(s):

6822-25-3951; 6875-00-5869; 6803-32-2695; 6823-43-3657; 6804-52-4692;
 6823-18-0356; 6854-69-8596; 6865-31-9595; 6910-62-1157; 6889-73-0897

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 9th day of November, 2022, is made and entered into by and between **VM Master Issuer, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantor"), and **LAMCO Asset Company 1, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("Grantee").

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 EXHIBIT "A"

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.

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 will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 17th day of October, 2022.

GRANTOR:

VM MASTER ISSUER, LLC

By: Main Street Renewal LLC

Its: Authorized Signor

By: 

Name: Jay Eckert

Title: Authorized Signer

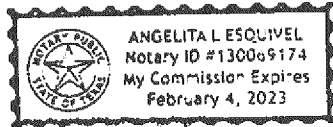
STATE OF TEXAS §

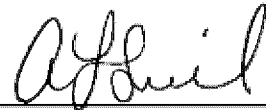
§

COUNTY OF TRAVIS §

The foregoing instrument was acknowledged before me this 17th day of October, 2022, by Jay Eckert, as Authorized Signor of Main Street Renewal LLC, the Authorized Signer of VM MASTER ISSUER, LLC, who is personally known to me, or has produced _____, as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SEAL:





Notary Public

Commission Expires: 02/04/23

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING all of Lot 22 of KAYMOORE, SECTION 1, as same is shown on map thereof recorded at Map Book 41, Page 113, Forsyth County Registry, to which map reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 04/11/2022 at Book RE3687 Page 3345 in said Registry.

COMMONLY KNOWN AS: 170 Lochmoore Ct, Winston Salem, NC 27127
PARCEL ID: 6822-25-3951
TITLE FILE NO: LAS-1NC0020

TRACT 2:

BEING all of Lot 115 of MAP OF PECAN RIDGE, SECTION 2, PHASE 1, as same is shown on map thereof recorded in Map Book 42, Page 107, 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 05/20/2022 at Book RE3696, Page 1361 in said Registry.

COMMONLY KNOWN AS: 237 Fiddlers Knoll Ct, Kernersville, NC 27284
PARCEL ID: 6875-00-5869
TITLE FILE NO: LAS-1NC0023

TRACT 3:

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 04/27/2022 at Book RE3691, Page 1946 in said Registry.

COMMONLY KNOWN AS: 2409 Stratford Crossing Dr, Winston Salem, NC 27103
PARCEL ID: 6803-32-2695
TITLE FILE NO: LAS-1NC0024

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

TRACT 4:

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 04/27/2022 at Book RE3691, Page 1946 in said Registry.

COMMONLY KNOWN AS: 3286 Scarlet Sage Ln, Winston Salem, NC 27127
PARCEL ID: 6823-43-3657
TITLE FILE NO: LAS-1NC0026

TRACT 5:

BEING all of Lot 130 of SALEM WOODS, SECTION 2 , as same is shown on map thereof recorded at Map Book 22, Page 30, Forsyth County Registry, to which map reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 04/11/2022 at Book RE3687, Page 3345 in said Registry.

COMMONLY KNOWN AS: 332 Foxcroft Dr, Winston Salem, NC 27103
PARCEL ID: 6804-52-4692
TITLE FILE NO: LAS-1NC0027

TRACT 6:

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 04/27/2022 at Book RE3691, Page 1946 in said Registry.

COMMONLY KNOWN AS: 360 Cedar Ridge Cir, Winston Salem, NC 27127
PARCEL ID: 6823-18-0356
TITLE FILE NO: LAS-1NC0028

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

TRACT 7:

BEING all of Lot 113 of BEDFORD PARK, PHASE ONE, SECTION ONE, as same is shown on map thereof recorded in Map Book 43, Pages 70-71, 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 06/06/2022 at Book RE3699, Page 2352 in said Registry.

COMMONLY KNOWN AS: 3610 Bedford Park Ct, Winston Salem, NC 27107
PARCEL ID: 6854-69-8596
TITLE FILE NO: LAS-1NC0029

TRACT 8:

BEING KNOWN AND DESIGNATED as Lot 42 as shown on the Plat of OAK RIDGE PLACE, as recorded in Plat Book 45 Page 3, 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 09/09/2022 at Book RE3716, Page 4492 in said Registry.

COMMONLY KNOWN AS: 4209 Oaksburg Ct, Winston Salem, NC 27107
PARCEL ID: 6865-31-9595
TITLE FILE NO: LAS-1NC0030

TRACT 9:

BEING all of Lot 154 of BITTING HALL, PHASE 1, MAP 2, as same is shown on map thereof recorded at Map Book 53, Page 63, 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 06/06/2022 at Book RE3699, Page 2347 in said Registry.

COMMONLY KNOWN AS: 753 Runningbrook Ln, Rural Hall, NC 27045
PARCEL ID: 5910-62-1157
TITLE FILE NO: LAS-1NC0033

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

TRACT 10:

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 04/27/2022 at Book RE3691, Page 1946 in said Registry.

COMMONLY KNOWN AS: 9316 Deer Path Ln, Kernersville, NC 27284
PARCEL ID: 6889-73-0897
TITLE FILE NO: LAS-1NC0034

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (170 LOCHMOORE CT, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 41, Page 113.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2060, Page 3101; Book 2092, Page 633; Book 2092, Page 3273; Book 2116, Page 4042; Book 2155, Page 1893; Book 2180, Page 750; Book 2181, Page 5007; Book RE2556, Page 3834; Book RE2556, Page 3836; Book RE2715, Page 3869; Book RE2975, Page 4371 and Book RE3123, Page 3571.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 731, Page 449 and Book 1607, Page 1671.

AS TO TRACT 2 (237 FIDDLERS KNOLL CT, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 42, Page 107.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2113, Page 1837 and Book 2184, Page 822.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 1274, Page 614; Book 1559, Page 1117; Book 388, Page 307 and Book 1865, Page 1255.

AS TO TRACT 3 (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.
- (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.

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

AS TO TRACT 4 (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 5 (332 FOXCROFT DR, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 22, Page 30.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 844, Page 80.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 844, Page 388; Book 885, Page 283; Book 885, Page 285 and Book RE3470, Page 663.
- (4) Term(s) and/or provision(s) of the Agreement(s) recorded at Book 850, Page 373.

AS TO TRACT 6 (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 7 (3610 BEDFORD PARK CT, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 43, Pages 70-71.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2146, Page 592.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 1775, Page 1359.

AS TO TRACT 8 (4209 OAKSBURG CT, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 45, Page 3.
- (2) Restrictive Covenants for Oak Ridge Place recorded 08/05/2002 in Book 2270, Page 3112.
- (3) Easement recorded 09/08/1984 in Book 1456, Page 328.
- (4) Grant of Easement recorded 09/23/1993 in Book 1797, Page 684.

AS TO TRACT 9 (753 RUNNINGBROOK LN, RURAL HALL, NC 27045) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 53, Page 63.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2784, Page 1855 and Book 2824, Page 1611.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 255, Page 104; Book 381, Page 37; Book 478, Page 337; Book 736, Page 67; Book 681, Page 470; Book 828, Page 288; Book 2770, Page 1203 and Book 2786, Page 159.

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

AS TO TRACT 10 (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.