

2023008136 00026FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$460.00PRESENTED & RECORDED
03/15/2023 10:14:16 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST**BK: RE 3744****PG: 2051 - 2053****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$460.00

Parcel Identifier No.: 6846-75-0187.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: M&B Shaftesbury Lane

THIS DEED made this 8th day of March, 2023, by and between

GRANTORConrex Residential Property Group 2013-2 Operating
Company, LLC, a Delaware Limited Liability CompanyMailing Address: 3500 Park Center Drive
Suite 100
Dayton, OH 45414**GRANTEE**

Jesus A. Valdovinos Talavera, unmarried

Property Address: 3196 Shaftesbury Lane, Winston-Salem,
NC 27105Mailing Address: 2918 Poinsetta Drive
Winston-Salem, NC 27107

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:**See Exhibit "A" Attached Hereto and Made a Part Hereof**Is the property the primary residence of the Grantors? **No**The property herein described was acquired by Grantor by instrument recorded in Book 3237, Page 3276, Forsyth County Registry.A map showing the above described property is recorded in Plat Book 1129, Page 1766, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Conrex Residential Property Group 2013-2 Operating Company, LLC, a Delaware Limited Liability Company

By: [Signature]
Kyle Bodmer, Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

I, Rachael Ochs, a Notary Public, certify that Kyle Bodmer, Authorized Signatory of Conrex Residential Property Group 2013-2 Operating Company, LLC personally came before me this day and acknowledged that he/she is an Authorized Signatory of Conrex Residential Property Group 2013-2 Operating Company, LLC, and that he/she, as an Authorized Signatory, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 9th day of March, 2023.

[Signature]
Official Signature of Notary
Printed or typed name of Notary
Rachael Ochs
My Commission Expires: 8/29/2024



Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON STAKE LYING IN THE WEST RIGHT OF WAY LINE OF SHAFTESBURY LANE (FORMERLY KNOWN AS GWYNEVERE LANE); SAID IRON STAKE BEING THE NORTHEAST CORNER OF THE WITHIN- DESCRIBED TRACT AND BEING LOCATED 6-47 WEST (ALONG THE WEST RIGHT OF WAY LINE OF SHAFTESBURY LANE) 120 FEET FROM AN IRON STAKE, THE SOUTHEAST CORNER OF PROPERTY OF RAYMOND CROWDER, NOW OR FORMERLY (DEED BOOK 1036, PAGE 311) AND ALSO BEING LOCATED 6-47 EAST ALONG THE WEST RIGHT OF WAY LINE OF SHAFTESBURY LANE 240 FEET FROM AN IRON STAKE, THE NORTHEAST CORNER OF PROPERTY OF ALLAN HOLMES, NOW OR FORMERLY (DEED BOOK 1041, PAGE 964); AND RUNNING THENCE FROM SAID BEGINNING POINT WITH THE WESTERLY RIGHT OF WAY OF SHAFTESBURY LANE S 6-47 W 120 FEET TO AN IRON STAKE; RUNNING THENCE N 83-13 W 190 FEET TO AN IRON STAKE; RUNNING THENCE N 6-47 E 120 FEET TO AN IRON STAKE; AND RUNNING THENCE S 83-13 E 190 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING.

Parcel ID # 6846-75-0187.000

Property Address: 3196 Shaftesbury Lane, Winston-Salem, NC 27105