

**2023008481 00060**

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED

03/17/2023 11:25:36 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3744****PG: 4121 - 4124****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$0.00Parcel Identification No. 6846-95-3911.000Title Insurance Company: Carolina Title Company, Inc.Mail/Box to: AMH NC Properties Two, LP, a Delaware limited partnership, 23975 Park Sorrento, 3rd Floor, Calabasas, CA 91302This instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: Lot 32, Silver Chalice, Sec 3THIS DEED made this 16 day of March, 2023 by and between

GRANTOR	GRANTEE
<b>AH4R Properties Two, LLC, a Delaware limited liability company</b>	<b>AMH NC Properties Two, LP, a Delaware limited partnership</b>
<i>Mailing Address:</i> 23975 Park Sorrento, 3rd Floor Calabasas, CA 91302	<i>Mailing Address:</i> 23975 Park Sorrento, 3rd Floor Calabasas, CA 91302
	<i>Property Address:</i> 3770 Crusade Drive Winston-Salem, NC 27101

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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

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.

BEING KNOWN AND DESIGNATED as Lot Number 32, as shown on the plat entitled SILVER CHALICE, SECTION 3, as recorded in Plat Book 38, Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT that certain parcel of land more particularly described as follows: BEGINNING at an existing iron pipe, said iron pipe being the northwest corner of Lot 33, Silver Chalice, Section 3 (Plat Book 38, Page 179, Forsyth County Registry); thence with the west line of Lot 33, South 17° 47' 15" East 18.00 feet to an iron; thence North 33° 30' 09" West 18.44 feet to an iron in the southern right-of-way line of Crusade Drive; thence a chord bearing and distance of North 69° 19' East 5.00 feet to an existing iron pipe, the point and place of Beginning, containing 44.94 square feet, according to an unrecorded plat of survey by Daniel W. Donathan, RLS, dated April 9, 1997, revised April 22, 1997, and being a triangular parcel carved from the northeast corner of Lot 32, Silver Chalice, Section 3, Plat Book 38, Page 179, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3719 Page 3713719.

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 38, Page 179.

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:

- Easements, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

AH4R Properties Two, LLC, a Delaware limited liability company

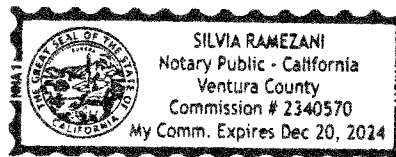
By: Helen Cho, Vice President – Real Estate Transactions

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

I, Silvia Ramezani, Notary Public, do hereby certify that Helen Cho, personally came before me this day and acknowledged that she is the Vice President of AH4R Properties Two, LLC, a Delaware limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal this 16<sup>th</sup> day of March, 2023.

Silvia Ramezani  
Official Signature of Notary  
Printed or typed name of Notary



My Commission Expires: December 20, 2024

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles )

On March 16, 2023 before me, Silvia Ramezani - notary public  
(insert name and title of the officer)

personally appeared Helen Cho

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



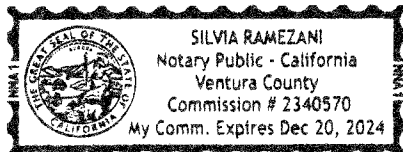
Signature *[Handwritten Signature]* (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 16<sup>th</sup>  
day of March, 2023, by Helen Cho

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature *Silvia Ramezani*