

2023031322 00145FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$374.00

PRESENTED & RECORDED

09/12/2023 03:43:06 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3772

PG: 2719 - 2720

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: **\$374.00**Parcel Identification No. **6808-51-2642.000**

Title Insurance Company: _____

Mail/Box to: GranteeThis instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: METES & BOUNDS Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.***SELLER DOC PREP ONLY. NO TITLE SEARCH PERFORMED***THIS DEED made this 7 day of September, 2023 by and between**GRANTOR****GRANTEE****Conrex ML Portfolio 2019-01 Operating Company, LLC, a
Delaware limited liability company****Jose Francisco Casillas Fernandez, a single person***Mailing Address:*997 Morrison Drive, Suite 402
Charleston, SC 29403*Mailing Address:*3932 Gracemont Drive Northwest
Winston-Salem, NC 27106

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:

TRACT 1: BEING KNOWN AND DESIGNATED AS LOT NO. 9, BLOCK B"AS SHOWN ON THE MAP OF SECTION NO. 1, CEDAR FOREST ESTATES, AS RECORDED IN PLAT BOOK 16 AT PAGE 243 IN THE FORSYTH COUNTY REGISTRY. EXCEPT SUCH PORTION OF SAID LOT THAT LIES WITHIN THE RIGHT OF WAY OF GRACEMONT A VENUE. TRACT 2: BEGINNING AT AN IRON STAKE LOCATED IN THE EAST RIGHT OF WAY LINE OF WAIT ROAD, ALSO BEING LOCATED AT THE NORTHWEST CORNER OF LOT NO. 8, HEREINAFTER REFERRED TO; RUNNING THENCE FROM SAID BEGINNING POINT WITH THE NORTH LINE OF SAID LOT 8, SOUTH 86 DEGREES 30 MINUTES EAST 200 FEET TO AN IRON STAKE LOCATED AT THE NORTHEAST CORNER OF SAID LOT NO. 8; RUNNING THENCE SOUTH 03 DEGREES 45 MINUTES WEST 8.50 FEET TO AN IRON STAKE RUNNING THENCE NORTH 86 DEGREES 30 MINUTES WEST 200 FEET TO AN IRON STAKE LOCATED IN THE WEST RIGHT OF WAY LINE OF WAIT ROAD; RUNNING THENCE WITH THE RIGHT OF WAY LINE OF SAID ROAD NORTH 03 DEGREES 45 MINTES EAST 8.50 FEET TO THE POINT AND PLACE OF BEGINNING. ALSO BEING A STRIP 8 A½ FEET WIDE OF THE NORTH SIDE OF LOT NO 8, BLOCK B"AS SHOWN ON THE MAP OF SECTION NO. 1 CEDAR FOREST ESTATES AS RECORDED IN PLAT BOOK 16 AT PAGE 243 IN THE FORSYTH COUNTY REGISTRY.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3494 Page 1503.

All or a portion of the property herein conveyed _____ includes or xxx does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 16, Page 243.

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 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.

Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware limited liability company

By: [Signature]
Charles VanDyne, Authorized Signor

STATE OF South Carolina
COUNTY OF Charleston

I, Jessica S. Johnson, Notary Public, do hereby certify that Charles VanDyne, Authorized Signor of Conrex ML Portfolio 2019-01 Operating Company, LLC, a Delaware limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7th day of September, 2023.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 4/8/31

