

**2023042134 00140**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 12/13/2023 03:36:33 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
 BK: RE 3785  
 PG: 2332 - 2333

**NORTH CAROLINA NON-WARRANTY DEED**Excise Tax: \$ **0.00**Parcel Identification No. 6829-87-7829.000

Title Insurance Company: \_\_\_\_\_

Mail/Box to: 997 Morrison Dr Ste 402, Charleston, SC 29403This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT 96, PINEBROOK VALLEYTHIS DEED made this 7<sup>th</sup> day of December, 2023 by and between**GRANTOR****BSFR I OWNER I L.P., a Delaware limited partnership***Mailing Address:*

997 Morrison Dr Ste 402  
 Charleston, SC 29403

**GRANTEE****BSFR TRS I LLC, a Delaware limited liability company***Mailing Address:*

997 Morrison Dr Ste 402  
 Charleston, SC 29403

*Property Address:*

1208 West Rollingwood Circle  
 Winston Salem, NC 27105

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:

**BEING ALL OF LOT NO. 96 OF PINEBROOK VALLEY, SECTION NO. 2 AS SHOWN ON PLAT RECORDED IN PLAT BOOK 26 AT PAGE 31, FORSYTH COUNTY REGISTRY.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3645 Page 70.

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 26, Page 31.

File No.:


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submitted electronically by "OS National - Resware"  
 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.

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

**BSFR I OWNER I L.P., a Delaware limited partnership**

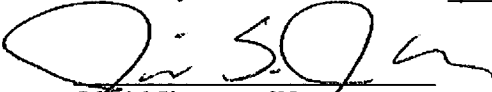
By:   
By Devin Cass  
Its Authorized Signatory

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STATE OF South Carolina  
COUNTY OF Charleston

I, Jessica S. Johnson, Notary Public, do hereby certify that Devin Cass, Authorized Signatory of **BSFR I OWNER I L.P., a Delaware limited partnership** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 7<sup>th</sup> day of December, 2023.

  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 4/8/31

