

2024003283 00065

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 02/02/2024 12:13:13 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3791
PG: 2078 - 2080

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 0.00

Parcel Identifier No. 6865-04-3739.000 and 6834-91-4301.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Hankin Law, PLLC, 521 E. Morehead Street, Ste 440, Charlotte, NC 28202Brief description for the Index: see exhibit A

Title Co:

THIS DEED made this 26th day of January, 2024, by and between

GRANTOR

GRANTEE

FKH SFR L, L.P., a Delaware limited partnership**FKH TRS L, LLC, a Delaware limited liability company***Forwarding Address:*1850 Parkway Place, Suite 900
Marietta, GA 30067*Mailing Address:*1850 Parkway Place, Suite 900
Marietta, GA 30067*Send tax bills to:*FKH TRS L, LLC, Attn: FirstKey Homes
1850 Parkway Place, Suite 900
Marietta, GA 30067*Property Address:*

See exhibit A – multiple properties

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, parcel of land or condominium unit situated in the Forsyth County, North Carolina and more particularly described as follows:

See exhibit A

All or a portion of the properties herein conveyed does **not** include the primary residence of a Grantor.

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.

A map showing the above described property is recorded in Map Book – see exhibit A.

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:

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

FKH SFR L, L.P., a Delaware limited partnership
BY: FKH SFR L GP, LLC, its General Partner

By: Marc Toscano
Name: Marc Toscano
Title: Manager

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

State of New York
County of New York

(Official/Notarial Seal)

I certify that Marc Toscano, the Manager of FKH SFR L GP, LLC, general partner of FKH SFR L, L.P., a Delaware limited partnership, personally appeared before me this day, acknowledging to me the execution of the foregoing.

Date: January 24, 2024

Antonella Mesuraca

Notary Public

Notary's Printed or Typed Name

My Commission Expires:

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025

Exhibit "A"

Address: 525 Vernon Court, Kernersville, NC 27284
County: Forsyth
Parcel Identification Number: 6865-04-3739.000
Client Code: ENCORE

BEING KNOWN AND DESIGNATED AS LOT 195 OF VERNON FARMS SECTION A-1 PHASE 2 AS RECORDED IN PLAT BOOK 50 PAGE 29 & 30, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY NC.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3706 Page 4381.

Address: 130 Fir Drive, Winston-Salem, NC 27107
County: Forsyth
Parcel Identification Number: 6834-91-4301.000
Client Code: ENCORE

BEING KNOWN AND DESIGNATED AS LOT 11 OF FIR VALLEY, SECTION TWO AS RECORDED IN PLAT BOOK 49 PAGE 192, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY NC.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3717 Page 413.