

2024010071 00065

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$332.00

PRESENTED & RECORDED

04/02/2024 12:40:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3799

PG: 3329 - 3330

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$332.00Parcel Identification No. 6834-91-3838.000

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: LOT 24, MAP OF ROSIE STREET HOMES***SELLER DOC PREP ONLY, NO TITLE SEARCH PERFORMED***THIS DEED made this 2ND day of April, 2024 by and between

GRANTOR	GRANTEE
Conrex Residential Property Group 2016 TRS LLC, a Delaware Limited Liability Company <i>Mailing Address:</i> 997 Morrison Drive, Suite 402 Charleston, SC 29403	JUAN US COLAJ, unmarried <i>Mailing Address:</i> 825 Charles Court 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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA, AND IS DESCRIBED AS FOLLOWS: BEING KNOWN AND DESIGNATED AS LOT NO. 24, AS SHOWN ON THE MAP OF ROSIE STREET HOMES, RECORDED IN PLAT BOOK 24 AT PAGE 11 IN THE OFFICE OF THE REGISTER. OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, RERERRENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3789 Page 1148.

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 24, Page 11.

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.

Conrex Residential Property Group 2016 TRS LLC, a Delaware Limited Liability Company

By: Lexy Waring
Lexy Waring, Authorized Signor

STATE OF South Carolina
COUNTY OF Charleston

I, Sharlia Smith a Notary Public, certify that Lexy Waring, Authorized Signor of Conrex Residential Property Group 2016 TRS LLC personally came before me this day and acknowledged that he/she is Authorized Signor of Conrex Residential Property Group 2016 TRS LLC, a Limited Liability Company, and that he/she, as Authorized Signor, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 24 day of March, 2024.

Sharlia Smith
Official Signature of Notary

Printed or typed name of Notary Sharlia Smith

My Commission Expires: 3/24/33

SHARLIA SMITH
Notary Public - State of South Carolina
My Commission Expires
March 24, 2033