

2024015595 00173

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1750.00
 PRESENTED & RECORDED
 05/15/2024 03:17:12 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3806
 PG: 2759 - 2762

Submitted electronically by Allman Spry Leggett Crumpler & Horn, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

GENERAL WARRANTY DEED

Excise Tax: \$1,750.00

Tax Parcel ID No. 6815-61-8097.000 Verified by _____ County
 on the ____ day of _____, 20____ By: _____

Mail/Box to: Grantee - 555 E. North Lane, Suite 5000 Bldg. D, Conshohocken, PA 19428

This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 15TH day of MAY, 2024, by and between

GRANTOR:

Elgin Properties II, LLC, a North Carolina Limited Liability Company, a 50% interest as Tenants in Common and HGMC2, LLC, a North Carolina Limited Liability Company, a 50% interest as Tenants in Common

whose mailing address is _____
 (herein referred to collectively as **Grantor**) and

GRANTEE: BTR Property, LLC

whose mailing address is 555 E. North Lane, Suite 5000 Bldg. D, Conshohocken, PA 19428

Property address: 3041 Trenwest Drive, Winston-Salem, NC 27103
 (herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3653, Page 2120, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Elgin Properties II, LLC

By: _____ (SEAL)

Print/Type Name & Title: Catherine Propst, President

By: Catherine Propst _____ (SEAL)

Print/Type Name & Title: _____

By: _____ (SEAL)

Print/Type Name & Title: _____

By: _____ (SEAL)

Print/Type Name & Title: _____

State of NC
County of Forsyth

(Official/Notarial Seal)

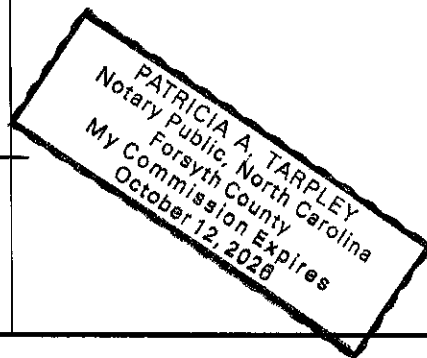
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Catherine Propst, President of Elgin Properties II, LLC

_____ [insert name(s) of principal(s)].

Date: 4/29/24

Patricia A. Tarpley
PATRICIA A. TARPLEY Notary Public
Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

HGMC2, LLC

By: Leigh Ann Propst Blodgett (SEAL)
Print/Type Name & Title: Leigh Ann Propst Blodgett, Member/Manager

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of North Carolina
County of New Hanover

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Leigh Ann Propst Blodgett, Member/Manager of HGMC2, LLC
[insert name(s) of principal(s)].

Date: 05-08-2024

Tamara Rivers
Tamara Rivers Notary Public
Notary's Printed or Typed Name



My Commission Expires: Feb, 8, 2029

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires: _____

Exhibit A

BEGINNING at an iron, said iron lying and being South 42° 28' 54" West 80.15 feet from an existing iron pipe in the northern most corner of Kathiea Hilde Cook as recorded in Book 1470, Page 1543, Forsyth County Registry, said Beginning iron also being the western most corner of Cook; thence with the Cook line South 47° 25' 47" East 149.92 feet to an iron, said iron lying South 42° 34' 28" West 80.10 feet from an iron in the eastern most corner of Cook; thence leaving the Cook line and proceeding South 42° 29' 28" West 80.06 feet to an iron in the eastern most corner of James M. Southard and Penny D. Southard as recorded in Book 1849, Page 3175, Forsyth County Registry; thence with the Southard line North 47° 26' 28" West 150.01 feet to an iron; thence leaving the Southard line and proceeding North 42° 33' 30" East 80.09 feet to an iron, the point and place of Beginning, consisting of 0.28 acres more or less, located in Winston Township, Forsyth County, North Carolina, all according to an unrecorded plat of survey for Propst-Blodgett, LLC by Richard Parks Bennett, PLS, dated 2/19/03.

TOGETHER WITH AND SUBJECT to that certain Reciprocal Easement and Parking Agreement recorded in Book 1137, Page 1044, Forsyth County Registry.