

2024016367 00138

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$440.00

PRESENTED & RECORDED
 05/21/2024 03:47:19 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3807
PG: 3072 - 3073

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$440.00Parcel Identification No. 6829-87-7829.000

Title Insurance Company: _____

Mail/Box to: Grantee 1208 W Rollingwood Cir, Winston Salem, NC 27105This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT 96, PINEBROOK VALLEY

SELLER DOC PREP ONLY

THIS DEED made this 17 day of May, 2024 by and between

GRANTOR	GRANTEE
BSFR TRS I LLC, a Delaware Limited Liability Company	Ryan White and Tarra White, a married couple
<i>Mailing Address:</i> 997 Morrison Drive, Suite 402 Charleston, SC 29403	<i>Mailing Address:</i> 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 3785 Page 2332.

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 26, Page 31.

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.

BSFR TRS I 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 BSFR TRS I LLC personally came before me this day and acknowledged that he/she is Authorized Signor of BSFR TRS I 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 17 day of May, 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