

2024022511 00187

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 07/09/2024 03:57:33 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3815
PG: 1384 - 1385

Excise Tax Due: \$0.00
 NO MONETARY CONSIDERATION
 PAID FOR THIS TRANSACTION
 NCGS 105-228.29 (6)

Recordation Requested By/Return to:
 OS NATIONAL
 3097 SATELLITE BLVD, STE 400, BUILDING 700
 DULUTH, GA 30097
 File No. CONREX-QCD-NEW

This Instrument Prepared By:
 REGINALD HARRION NC Bar No. 58498
 o/b/o BC LAW FIRM, P.A.
 1803 S. KANNER HWY
 STUART, FL 34994

NORTH CAROLINA QUITCLAIM DEED

THIS DEED made this 8TH day of JULY, 2024, by and between **BSFR I OWNER I L.P., A DE LP** whose mailing address is **997 MORRISON DRIVE STE 402, CHARLESTON, SC 29403** (Grantor), and **BSFR TRS I LLC, A DE LLC** whose mailing address is **997 MORRISON DRIVE STE 402, CHARLESTON, SC 29403** (Grantee).

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 situated in FORSYTH County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 25 of SEDGE LAKE GARDEN, SECTION 1, a map and Plat of which is duly recorded in Plat Book 32 at Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description.

Tax Parcel Identification Number (PIN): 6865-81-3097.000
Property Address: 1533 JUBILEE TRAIL, KERNERSVILLE, NC 27264
 This instrument was prepared without the benefit of a title examination.

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.

The property hereinabove described was acquired by the Grantor by instrument recorded in Book 3641 Page 2279 FORSYTH County Public Register of Deeds.

The property described herein does not include the primary residence of the Grantor.

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.

No warranties express or implied, are made by the Grantor concerning the property described herein.

IN WITNESS WHEREOF, the said Grantor has signed these presents.

BSFR TOWNER I L.P., A DE LP

By: Cathy Harris

Name: Cathy Harris

Title: Authorized Signer

State of Georgia)

County of Gwinnett)

I, Notary Public for said County and State, certify that Cathy Harris personally came before me this day and acknowledged that he/she is the Authorized Signer of BSFR I OWNER I L.P., A DE LP, and that he/she, as said office holder, being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this the 8th day of July, 2024.

Tawana C Cornish

Notary Public

My Commission Expires: 2/21/2028

(Seal)

Send Tax Notices to:
BSFR TRS I LLC, A DE LLC
997 MORRISON DRIVE STE 402
CHARLESTON, SC 29403

