

2024025453 00126

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED

07/31/2024 02:06:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3819

PG: 193 - 195

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$330.00
Parcel ID:	6827-77-4657
Mail/Box to:	24 Hour Closing, 1320 Matthews-Mint Hill Road, Matthews, NC 28105
Prepared by:	24 Hour Closing, 1320 Matthews-Mint Hill Road, Matthews, NC 28105
Brief description for the index:	Metes and Bounds

THIS SPECIAL WARRANTY DEED ("Deed") is made on the _____ day of _____, 20____, by and between:

GRANTOR	GRANTEE
Fund IV Homes 2, LLC, a Delaware Limited Liability Company PO Box 464 Elmsford, NY 10523-9906	Rostand Gaye, an unmarried person 2830 Millbrook Drive Apt J Winston Salem, NC 27105

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, City City, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3697 Page 648.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 3660 page 4388.

Sylvia Parker
Name: Sylvia Parker

Susan Nelson
Name: Susan Nelson

Name: _____

Name: _____

Fund IV Homes 2, LLC
Entity Name

By: Brendan McGill
Name: Brendan McGill
Title: Chief Legal Officer/Authorized Signor

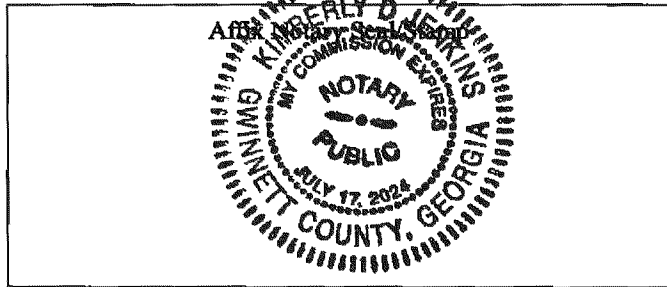
By: _____

Name: _____

Title: _____

STATE OF Georgia, COUNTY OF Gwinnett

I, Kimberly D Jenkins, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 23rd day of May, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Brendan McGill as Chief Legal Officer/Authorized Signor of Fund IV Homes 2, LLC



Kimberly D. Jenkins
Notary Public (Official Signature)
My commission expires: 7/17/2024

Exhibit "A"

A CERTAIN TRACT LOCATED IN OLD TOWN TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET IN THE NORTHERN RIGHT-OF-WAY OF ATHENS DRIVE, SAID PIPE BEING LOCATED S 85-29-11 W 127.66 FEET FROM THE SOUTHWEST CORNER OF PROPERTY OF FOUSEL C. EL AS SHOWN IN DEED BOOK 2385, PAGE 3810, RUNS THENCE N 02-11-11 W 121.38 FEET TO AN IRON PIPE SET IN THE SOUTHERN LINE OF LOT 5, SECTION 2 OF RETNUH HILLS, RUNS THENCE S 85-22-53 E 37.56 FEET TO AN EXISTING IRON PIPE, RUNS THENCE S 01-17-51 W 52.09 FEET TO AN EXISTING IRON PIPE, RUNS THENCE N 86-26-49 E 91.57 FEET TO AN EXISTING IRON PIPE, RUNS THENCE S 03-35-52 E 61.97 FEET TO A SOLID IRON PIPE IN THE NORTHERN RIGHT-OF-WAY OF ATHENS DRIVE RUNS THENCE S 85-29-11 W 127.66 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 9939 SQUARE FEET AND BEING SHOWN AS NEW LOT 4, RECOMBINATION SURVEY OF PROPERTY OF CARL RAYMOND ARCHIE, SR.

Property Address: 148 Athens Dr Winston Salem NC 27105
Parcel ID: 6827-77-4657