

**2024027489 00177**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$490.00**

PRESENTED & RECORDED  
 08/15/2024 03:39:38 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3821**  
**PG: 3026 - 3027**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 490.00

Parcel Identifier No. 6834-43-8587.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024  
 By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lots Nos. 472 & 473 East Central Terrace

THIS DEED made this 12<sup>th</sup> day of August, 2024, by and between

GRANTOR	GRANTEE
<b>BAF RSMW 1, LLC, a Delaware limited liability company</b>  <b>2186 E Norris Street</b> <b>Philadelphia, PA 19125</b>	<b>Lucille Romanik, unmarried</b>  <b><u>Property Address:</u> 2744 Lomond Street</b> <b>Winston-Salem, NC 27127</b>

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot Nos. 472 and 473 as shown on the map of East Central Terrace as recorded in Plat Book 4, Page 61 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3710, Page 1928, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

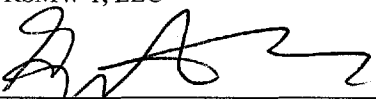
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

BAF RSMW 1, LLC

By:  (SEAL)  
Gregory Ambrogi, Vice President

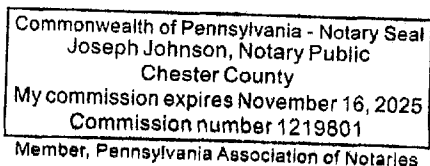
State of PENNSYLVANIA - County of CHESTER

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Gregory Ambrogi.

Date: AUG. 12 2024

  
Notary Public

JOSEPH JOHNSON  
Print Name



My commission expires: NOV 16 2025