

**2024030542 00021**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**

PRESENTED &amp; RECORDED

09/10/2024 09:55:14 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3825****PG: 2270 - 2273**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No. 5893-07-1318.000 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: Unit F, Phase III, Clemmons Village Professional Center Condominiums

THIS DEED made this 6<sup>th</sup> day of September, 2024, by and between

## GRANTOR

**B&H Investments of High Point, LLC, a North Carolina  
limited liability company****1015 Hutton Lane, Suite 103  
High Point, NC 27262**

## GRANTEE

**Melrose Place Rentals, LLC, a North Carolina  
limited liability company****Property Address: 2245 Lewisville-Clemmons Rd, Ste F  
Clemmons, NC 27012****Mailing Address: 2245 Lewisville-Clemmons Rd, Ste D  
Clemmons, NC 27012**

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 Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

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

For back title, see Book 2035, Page 616, 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.

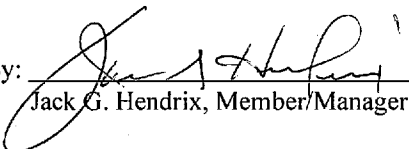
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

B&H Investments of High Point, LLC

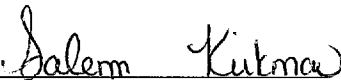
By:  (SEAL)  
Jack G. Hendrix, Member/Manager

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State of North Carolina - County of Forsyth

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: Jack G. Hendrix.

Date: September 6, 2024

  
Notary Public

Salem Kirkman  
Print Name

**SALEM KIRKMAN**  
Notary Public  
Surry County, NC

My commission expires: 08/15/2028

BEING KNOWN and designated as Unit F, Phase III, Clemmons Village Professional Center Condominiums located in the Township of Lewisville/Clemmons, Forsyth County, North Carolina, as designated and described under Chapter 47C, North Carolina Statutes (the "Declaration"), dated February 16, 1996, recorded in Deed Book 1888, Page 811, and the amendment thereto recorded in Book 1946, Page 1829; and second amendment thereto recorded in Book 1996, page 645; recorded in Condominium Plat Book 4, at pages 188 through 189, of the Forsyth County Register of Deeds on February 15, 1996; and Condominium Plat Book 5, at pages 3 through 4 on May 12, 1997; and Condominium Plat Book 5, at pages 35 and 36 of the Forsyth County Register of Deeds on April 1, 1998; together with a 5.5780% undivided interest in fee simple in the General Common Area and an easement in the Limited Common Area and Facilities declared therein to be appurtenant to said Unit. The land upon which the buildings and improvements are located is situated at the intersection of Lewisville-Clemmons Road and Peacehaven Road in the Township of Lewisville/Clemmons, North Carolina, and is fully described in the Declaration, the Declaration being incorporated hereby by reference.

Subject to the said Declaration and the amendment thereto and the By-Laws annexed thereto, which with all attachments thereto are incorporated herein as if set forth in their entirety, and by way of illustration and not by way of limitation, provide for: (1) 5.780% as the percentage of undivided fee simple interest appertaining to the above Unit in the Common Areas and Facilities; (2) Use and restriction of use of Unit for professional office purposes, and other uses reasonably incidental thereto; (3) Property rights of Grantees as a Unit Owner, and any guests or invitees of Grantees, in and to the Common Areas and Facilities; (4) Obligations and responsibility of the Grantees for regular monthly assessments and special assessments and the effect of non-payment thereof as set forth in the Declaration and the By-Laws annexed thereto; (5) Limitations upon use of Common Areas and Facilities; (6) Obligations of Grantees and the Association, mentioned in

said By-Laws, for maintenance; and (7)  
Restrictions upon use of the Unit Ownership in  
real property conveyed hereby.