

2024033324 00165

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$652.00

PRESENTED & RECORDED

10/01/2024 02:50:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3828**PG: 4299 - 4300****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$652.00Parcel Identification No. 6865-81-3097.000Title Insurance Company: OS National, LLC - SFRMail/Box to: Mae Culler and Matthew Weavil, 9859 Moore Farm Drive, Kernersville, NC 27284This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT 25 SEDGE LAKE GARDEN, SEC 1THIS DEED made this 27 day of September, 2024 by and between

GRANTOR	GRANTEE
BSFR TRS ULLC, a Delaware Limited Liability Company	Mae Culler, a married woman, and Matthew Weavil, an unmarried man, as tenants in common
<i>Mailing Address:</i> 997 Morrison Drive Suite 402 Charleston, SC 29403	<i>Mailing Address:</i> 9859 Moore Farm Drive Kernersville, NC 27284

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 Kernersville, 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3815 Page 1384.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a 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.

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 27 day of September, 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