

2024033336 00176

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$850.00

PRESENTED & RECORDED

10/01/2024 04:17:46 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3828**PG: 4369 - 4371**

Excise Tax \$850.00

Parcel ID: 6835-15-3539.000

Mail after recording to: Grantee
 This instrument was prepared by: Midtown Property Law (without title search or opinion)
 Brief description for the index: Lot 2 PB 1 Pg 31

NORTH CAROLINA SPECIAL WARRANTY DEEDTHIS DEED made this 30th day of September, 2024, by and between**GRANTOR****BAF RSMW 1 LLC**

a Delaware limited liability company

whose address is:

2186 E. Norris Street

Philadelphia, PA 19125-1952

GRANTEE**IAI 409 WEST LLC**

a North Carolina limited liability company

whose address is:

2186 E. Norris Street

Philadelphia, PA 19125-1952

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine neuter as required by context.

WITNESSETH, that 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 the Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake 50 feet East of the Northeast corner of First and Spruce Streets and running thence in an Eastwardly direction along the North side of First Street 50 feet to an iron stake, and of that width extending back Northwardly 100 feet, being Lot No. 2 on the map of property formerly owned by Stockton, recorded in the Office of the Register of Deeds for Forsyth County, in Plat Book 1, at Page 31.

Property address: 409 W. First Street, Winston-Salem, NC 27101**PIN 6835-15-3539.000**

Submitted electronically by "Midtown Property Law"
 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 Grantor by instruments recorded in Book 3675, Page 1763, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 31, Forsyth County Registry.

All or a portion of the Property herein conveyed does not include the primary residence of 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.

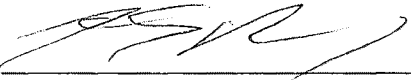
And the Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- (1) 2024 and subsequent years' ad valorem taxes;
- (2) Zoning ordinances affecting the Property; and
- (3) Easements and restrictions of record, if any, affecting the Property.

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

GRANTOR:
BAF RSMW 1 LLC,
 a Delaware limited liability company

By: 

Name: Rory D. Scerri-Marion

Title: Manager

SEAL – STAMP STATE OF PA, Philadelphia COUNTY

I, the undersigned Notary Public of the County and State aforesaid, certify that Rory D. Scerri-Marion personally came before me this day and acknowledged that he is the Manager of BAF RSMW 1 LLC, a Delaware limited liability company, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 30 day of September, 2024.

My commission expires: 11/23/27 Notary Public 

Commonwealth of Pennsylvania - Notary Seal Nicholas Costalas, Notary Public Philadelphia County My commission expires November 23, 2024 Commission number 1387446 Member, Pennsylvania Association of Notaries
