

2024039330 00086

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$430.00

PRESENTED & RECORDED
11/19/2024 02:40:09 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3836
PG: 3323 - 3325

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No. 6837-52-1785.0000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Paladin Law, 301 North Highway 16, #175, Denver, NC 28037 **DOCUMENT PREPARATION ONLY – NO BENEFIT OF TITLE SEARCH**

Brief description for the Index: Lot 55 and 56, G.C. Landingham Property

THIS DEED made this 12 day of November 2024, by and between

GRANTOR

GRANTEE

**BMS Investment Properties, LLC,
a North Carolina Limited Liability Company**

AO Propco 2, LP, A Delaware Limited Partnership

Forwarding Address:
2208 West Cone Blvd.
Greensboro, NC 27408

Mailing Address:
199 Lafayette Street, 7th floor, New York, NY 10012

Property Address:
3936 Harwood St, Winston Salem, NC, 27105

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, parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3771 Page 1917.

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

A map showing the above described property is recorded in Map Book 10, Page 143.

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 the foregoing as of the day and year first above written.

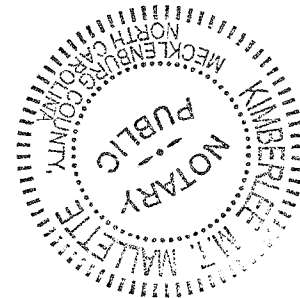
BMS Investment Properties, LLC, a North Carolina Limited Liability Company
By: Mason Schermerhorn Family Trust dated January 12, 2021, its sole Member

By: [Signature]
Robert M. Schermerhorn, Trustee

State of North Carolina
County of Mecklenburg

(Official/Notarial Seal)

I, the undersigned Notary Public of the County and State aforesaid, certify that **Robert M. Schermerhorn, as Trustee of the Mason Schermerhorn Family Trust dated January 12, 2021, the sole member of BMS Investment Properties, LLC, a North Carolina Limited Liability Company**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated above. Witness my hand and Notarial stamp or seal this 12 day of November, 2024.



Kimberlee M.T. Mallette
Kimberlee M.T. Mallette Notary Public
Notary's Printed or Typed Name

My Commission Expires:
11/30/28

EXHIBIT A

Being known and designated at Lots 55 and 56 on the Map of G.C. Landingham Property, Mineral Springs Subdivision, recorded in Plat Book 10, at Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3936 Harwood Street, Winston-Salem, NC 27105

Parcel ID: 6837-52-1785.000