

2025013277 00039

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$490.00

PRESENTED & RECORDED

04/24/2025 10:19:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3859

PG: 2524 - 2525

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$490.00Parcel Identification No. 6844-78-8691.000Title Insurance Company: Meridian Title CompanyMail/Box to: RS Rental III-B, LLC, a Delaware Limited Liability Company, 199 Lafayette Street, 7th Floor, New York, NY 10012This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT NO. 4, RALPH GILREATHTHIS DEED made this 22 day of April, 2025 by and between**GRANTOR****GRANTEE****Gallery Builders LLC, a North Carolina Limited Liability Company****RS Rental III-B, LLC, a Delaware Limited Liability Company***Mailing Address:***3715 Fentriss Drive
Winston-Salem, NC 27103***Mailing Address:***199 Lafayette Street
7th Floor
New York, NY 10012***Property Address:***1653 Reynolds Forest Dr
Winston Salem, NC 27107**

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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 4, as shown on the map of RALPH GILREATH, as recorded in Plat Book 18, Page 72, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3836 Page 3111.

All or a portion of the property herein conveyed _____ includes or ☒ 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.


Gallery Builders LLC, a North Carolina Limited Liability Company

By: 
Anthony M. Krofchik, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, Patrick Collins, a Notary Public, certify that Anthony M. Krofchik, Member/Manager of Gallery Builders LLC personally came before me this day and acknowledged that he/she is Member/Manager of Gallery Builders LLC, a Limited Liability Company, and that he/she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 22 day of April, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 2-2-2030

