

2025014715 00166FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$444.00

PRESENTED & RECORDED

05/02/2025 04:52:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3861**PG: 2523 - 2525****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$444.00Parcel Identifier No. 6836-27-0233.000

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

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Paladin Law, 301 North Highway 16, #175, Denver, NC 28037 **DOCUMENT PREPARATIONONLY – NO BENEFIT OF TITLE SEARCH**Brief description for the Index: LOT 217, BON AIR GREENWAY PLACE, PB 8, PG 109THIS DEED made this 21 day of March, 2025, by and between**GRANTOR****BMS Investment Properties, LLC,
a North Carolina Limited Liability Company***Forwarding Address:*
2208 West Cone Blvd.
Greensboro, NC 27408**GRANTEE****RS Rental III-B, LLC,
a Delaware Limited Liability Company***Property Address:*
2860 Greenway Avenue,
Winston Salem, NC 27105*Mailing Address:*
199 Lafayette Street,
New York, NY 10012

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 3821 Page 3070.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 8, Page 109.

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: 
Robert M. Schermerhorn, Trustee

State of North Carolina

County of Mecklenburg

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 21 day of April, 2025.


Emily Reeder Notary Public
Notary's Printed or Typed Name

My Commission Expires:
March 6, 2030

(Official/Notarial Seal)

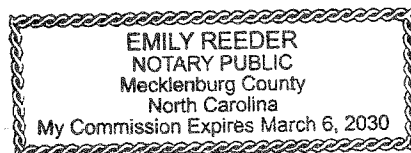


EXHIBIT A

BEING located at the southwest corner of the intersection of 29th Street and Greenway Avenue, and being known and designated as Lot No. 217, as shown on map of BON AIR GREENWAY PLACE, as recorded in Plat Book 8, Page 109, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Property Address: 2860 Greenway Avenue, Winston Salem, NC 27105

Parcel ID: 6836-27-0233.000