

2025016400 00169

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$480.00

PRESENTED & RECORDED

05/15/2025 03:59:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3863**PG: 3593 - 3594****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$480.00Parcel Identification No. 6833-09-1248.000Title Insurance Company: BCHH Inc.Mail/Box to: ARMM Asset Company 2, LLC, a Delaware Limited Liability Company, 5001 Plaza on the Lake, Suite 200, Austin, TXThis instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT 24 AND THE SOUTHERN PORTION OF LOT 25 ROSEMONT

THIS DEED made this ____ day of May, 2025 by and between

GRANTOR**TM CS RE L.L.C., a North Carolina Limited Liability Company***Mailing Address:*

4030 Wake Forest Road

Ste 349

Raleigh, NC 27609

GRANTEE**ARMM Asset Company 2, LLC, a Delaware Limited Liability Company***Mailing Address:*

5001 Plaza on the Lake

Suite 200

Austin, TX 78746

Property Address:

3350 Rosemont Avenue

Winston-Salem, NC 27127

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:

submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEGINNING at an existing 1/2 inch iron rod located in the western right-of-way of Rosemont Avenue (25 feet from the centerline), said rod being the southeast corner of Lot 24 Rosemont, Plat Book 4, Page 106, said rod being 250 feet North of the northern right-of-way of Catawba Street (formerly Spring Avenue); thence with the southern line of Lot 24 N 87 degrees 30 minutes 52 seconds W 149.80 feet to an existing 1/2 inch rod, said rod being the southwest corner of Lot 24; thence with the western line of Rosemont and the eastern line of Lot 13 of Plat Book 27, Page 58 north 02 degrees 28 minutes 41 seconds East 74.89 feet, crossing the northwest corner of Lot 24 to an existing 1/2 inch iron rod; thence a new line through Lot 25 South 87 degrees 32 minutes 02 seconds East 149.83 feet to an existing 1/2 inch rod in the western right-of-way of Rosemont Avenue thence with the western right-of-way of Rosemont Avenue South 02 degrees 30 minutes 00 seconds West 74.94 feet to the POINT OF BEGINNING, containing 11223 square feet, more or less. Lot is all of Lot 24 and the southern portion of Lot 25 ROSEMONT.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3852 Page 1762.

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

TM CS RE L.L.C., a North Carolina Limited Liability Company

By: _____

Leslie Snuggs, II, Member/Manager

STATE OF ~~NORTH CAROLINA~~ ^{AR} **Florida**
COUNTY OF Miami-Dade

I, Ashley Ragin, a notary, certify that Leslie Snuggs, II, Member/Manager of TM CS RE L.L.C. personally came before me this day and acknowledged that he/she is Member/Manager of TM CS RE L.L.C., 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 13th day of May, 2025.

Ashley Ragin
Official Signature of Notary

My Commission Expires: JUN 14 2026



ASHLEY RAGIN
Commission # HH 266873
Expires June 14, 2026