

2025016837 00220

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$380.00

PRESENTED & RECORDED
 05/19/2025 04:38:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3864

PG: 1766 - 1767

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$380.00

Parcel Identifier No. 6837-59-6509.000

Title 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, TX

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: 606 VOSS COURT - METES AND BOUNDS

THIS DEED made this 11th of May, 2025, by and between

GRANTOR	GRANTEE
<p>Andrew Donaldson and Kenley Donaldson, husband and wife</p> <p><i>Mailing Address:</i> 211 Quail Crossing Huntersville, NC 28078</p>	<p>ARMM Asset Company 2, LLC, a Delaware Limited Liability Company</p> <p><i>Mailing Address:</i> 5001 Plaza on the Lake, Suite 200 Austin, TX 78746</p> <p><i>Property Address:</i> 606 Voss Court Winston-Salem, NC 27105</p>

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 (\$190,000.00) 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 iron in the southern line of Lot 127 as shown on the Map of MOTORVILE SECTION ONE as recorded in Plat Book 3, Page 82, Forsyth County Registry, said beginning point being South 88 degrees 51 min. 2 sec. East 115 feet from an iron in the eastern right of way line of Voss Street and marking the southwestern corner of said Lot 127 (also being the northwest corner of the above Tract 1 as described in Deed Book. 2048, page 3311); FROM SAID BEGINNING POINT thence continuing with the southern line of said Lot 127 South 88 degrees 51 min. 2 sec East 95 feet to a new iron; thence on a new line South 0 degrees 02 minutes 33 seconds West 98.09 feet to a new iron in the northern line of Lot 124 of said Subdivision; thence continuing with said northern line of said Lot 124 North 88 degrees 27 min. 46 sec. West (passing an iron at 10 feet) for a total distance of 95.03 feet to a new iron the southeastern corner of above Tract 1; continuing with the eastern line of sad Tract 1, North 0 degrees 03 min. 7 sec. East 97.44 feet to the point and place of BEGINNING, containing 9,286 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

TOGETHER WITH AND SUBJECT TO a 25-foot access easement recorded in Deed Book 2097, page 2494 (also see Book 2048 at Page 3311)

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3715 Page 2963.

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

A map showing the above described property is recorded in Plat Book 3715, Page 2963.

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.



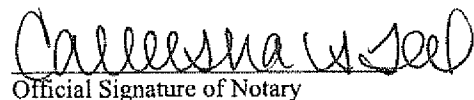
Andrew Donaldson



Kenley Donaldson

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, Calleesha A. Teel, Notary Public, do hereby certify that Andrew Donaldson and Kenley Donaldson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 16th day of May, 2025.



Official Signature of Notary

My Commission Expires June 29, 2026

