

**2025017688 00121**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$452.00**

PRESENTED & RECORDED  
 05/27/2025 11:03:48 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3865**  
**PG: 1780 - 1781**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$452.00

Parcel Identification No. 6846-03-3256.000

Title Insurance Company: Meridian Title Company

Mail/Box to: RS Rental III-B, LLC, a Delaware Limited Liability Company, 199 Lafayette Street, 7th Floor, New York, NY 10012

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

Brief description for the Index: LOT 131, OVERBROOK, PB 1, PG 5-A

THIS DEED made this 23 day of May, 2025 by and between

GRANTOR	GRANTEE
<b>First Homes LLC, a North Carolina Limited Liability Company</b>  <i>Mailing Address:</i> 636 Lee Road Thomasville, NC 27360	<b>RS Rental III-B, LLC, a Delaware Limited Liability Company</b>  <i>Mailing Address:</i> 199 Lafayette Street 7th Floor New York, NY 10012  <i>Property Address:</i> 1608 Attucks Street 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 or parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING at an iron pipe in the west margin of Fourteen Street (old Mickey Mill Road) in the northeast corner of Lot #132; and running thence in a westerly direction with the north line of Lot #132, 150.4 feet to an iron pipe in the east line of Lot #121; thence in a northerly direction with the east line of Lot #121, 57.5 feet to an iron pipe in the east line of Lot #121 (also the southwest corner of Lot #130); thence in an easterly direction with the south line of Lot #130; 166.2 feet to an iron pipe in the west margin of Mickey Mill Road, or Fourteenth; thence in a southerly direction with Mickey Mill Road 51.2 feet to the beginning, the same being Lot #131, as shown on the map of Overbrook, recorded in Plat Book 1, Page 5-A, Register of Deeds Office, Forsyth County, North Carolina.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3822 Page 617.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X 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.

First Homes LLC, a North Carolina Limited Liability Company

By: 

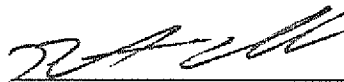
Neil Sutton, Jr., Member

STATE OF NORTH CAROLINA

COUNTY OF Gaston

I, Patrick Collins, a notary public, certify that Neil Sutton, Jr., Member of First Homes LLC personally came before me this day and acknowledged that he/she is Member of First Homes LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 23 day of May, 2025.



Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 2-2-2030

