

2025019335 00122

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED
 06/06/2025 02:06:52 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3867
PG: 3040 - 3042

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00

Parcel Identifier No. 6845-27-7991

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

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Paladin Law, 301 North Highway 16, #175, Denver, NC 28037 **DOCUMENT PREPARATION ONLY – NO BENEFIT OF TITLE SEARCH**

Brief description for the Index: LOT 72, BLOCK 1555, MASTEN PARK, PB 2, PG 19

THIS DEED made this 2 day of June, 2025, by and between

| GRANTOR | GRANTEE |
|--|---|
| BMS Investment Properties, LLC, a North Carolina Limited Liability Company <i>Forwarding Address:</i> 2208 West Cone Blvd. Greensboro, NC 27408 | RS Rental III-B, LLC, a Delaware Limited Liability Company <i>Mailing Address:</i> 199 Lafayette Street 7th Floor New York, NY 10012 <i>Property Address:</i> 617 Glenbrook Dr Winston Salem, NC 27101 |

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 High Point, 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 3839 Page 1990.

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 2, Page 19.

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: [Signature]
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 2nd day of June, 2025.

Kimberlee M.T. Mallette
Kimberlee M.T. Mallette Notary Public
Notary's Printed or Typed Name

My Commission Expires:

11/30/28

(Official/Notarial Seal)

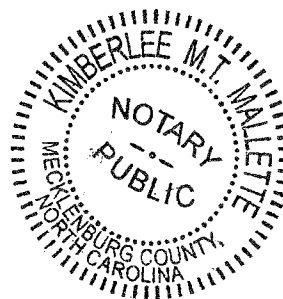


EXHIBIT A

BEGINNING at an iron stake on the east side of Masten Street running thence eastwardly 205 feet to stake, thence northwardly 25 feet to iron stake thence westwardly 212 feet to iron stake on Masten Street thence south along the east line of Masten Street 50 feet to the place of beginning. Being known and designated as Lot 72, Block 1555, Winston Township, on the Tax Maps of Forsyth County. See Deed Book 1015, page 723.

Property Address: 617 Glenbrook Dr, Winston Salem, NC 27101

Parcel ID: 6845-27-7991