

2022017172 00104

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/11/2022 12:04:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3687
PG: 3336 - 3344

 SPACE ABOVE THIS LINE FOR RECORDER'S USE

EXCISE TAX: This deed is exempt from North Carolina Excise Tax pursuant to NCGS 105-228.29(6).

THIS INSTRUMENT PREPARED BY:

Jay A. Rosenberg, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

AFTER RECORDING, RETURN TO:

BCHH, Inc., Attn: Bradley Cianni
 181 Montour Run Rd
 Coraopolis, PA 15108
 412-465-3549, bcianni@bchhinc.com

The existence of title insurance is unknown to the preparer. This instrument prepared by Jay A. Rosenberg, Esq. (Bar # 50013) of J. Rosenberg, PA, 101 S Reid St, Ste 307, Sioux Falls, SD 57013, 513-247-9605, without the benefit of a title examination.

TAX PARCEL ID(S):

5894-60-4686.000 6822-99-7625.000 6814-96-1488 6812-73-9725.000
 6814-89-6002.000 6847-61-3352.000 6865-21-4591.000 6823-00-0820.000
 6804-69-1438.000 6886-50-4749.000 5876-72-3635.000

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 6th day of April, 2022, is by and between:

GRANTOR	GRANTEE
<p style="text-align: center;">ARVM 5, LLC</p> <p style="text-align: center;"><u>Address:</u> 5001 Plaza on the Lake Suite 200 Austin, TX 78746</p>	<p style="text-align: center;">VM MASTER ISSUER, LLC</p> <p style="text-align: center;"><u>Address:</u> 5001 Plaza on the Lake Suite 200 Austin, TX 78746</p>

The designation "Grantor" and "Grantee", as used herein, shall include said parties, their heirs, personal representatives, successors and assigns and shall include the singular, plural, masculine, feminine or neuter, as required by the context.

The property is not the principal residence of the Grantor.

submitted electronically by "BCHH Title Inc."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Forsyth, in the State of North Carolina, to-wit:

[See attached Exhibit "A" - Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor, except for the exceptions herein stated.

[SIGNATURE PAGE FOLLOWS]


EXECUTED by the undersigned this 30 day of March, 2022.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC

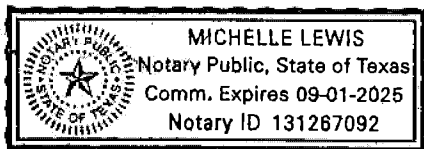
Its: Authorized Signor

By: 
Alyssia Ventura


Its: Authorized Signor

STATE OF Texas §
 §
COUNTY OF Williamson §

The foregoing instrument was acknowledged before me this 30 day of March, 2022, by Alyssia Ventura, as Authorized Signor of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who [] is personally known to me, or [] has produced a TEXAS DRIVER'S LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Official/Notarial Seal


Signature of Notary Public

My Commission Expires: 09/01/2025

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING all of Lot 83 of WYNBROOK, PHASE 2, as same is shown on map thereof recorded at Map Book 43, Page 107, Forsyth County Registry, to which map reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 10/22/2021 at Book 3649 Page 4120 in said Registry.

COMMONLY KNOWN AS: 116 Wynbrook Court, Winston Salem, NC 27103
PARCEL ID: 5894-60-4686.000
TITLE FILE NO: VMPRO-NC-0027

TRACT 2:

BEING all of Lot 147 of BRIDGTON PLACE, SECTION 2, as same is shown on map thereof recorded at Map Book 43, Pages 138-139, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 11/09/2021 at Book 3654 Page 1436 in said Registry.

COMMONLY KNOWN AS: 1371 Fort Place Ct, Winston Salem, NC 27127
PARCEL ID: 6822-99-7625.000
TITLE FILE NO: VMPRO-NC-0028

TRACT 3:

BEING all of Lot 29 of WESTMORE HILLS, SECTION NO. 4, as same is shown on map thereof recorded at Map Book 18, Page 120, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 07/26/2021 at Book 3627 Page 3937 in said Registry.

COMMONLY KNOWN AS: 1521 Drumcliffe Rd, Winston Salem, NC 27103
PARCEL ID: 6814-96-1488
TITLE FILE NO: VMPRO-NC-0029

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 4:

BEING all of Lot 7 of DAR RIDGE PARK, PHASE 1, as same is shown on map thereof recorded at Map Book 46, Pages 34-36, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 10/19/2021 at Book 3649 Page 651 in said Registry.

COMMONLY KNOWN AS: 2346 Joshua Ln, Winston Salem, NC 27127
PARCEL ID: 6812-73-9725.000
TITLE FILE NO: VMPRO-NC-0031

TRACT 5:

BEING all of Lot 3 in Block C of HAWTHORNE PARK, as same is shown on map thereof recorded at Map Book 16, Page 214, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 11/02/2021 at Book 3652 Page 3689 in said Registry.

COMMONLY KNOWN AS: 2814 Westridge Rd, Winston Salem, NC 27103
PARCEL ID: 6814-89-6002.000
TITLE FILE NO: VMPRO-NC-0032

TRACT 6:

BEING all of Lot 49 of NORTHAMPTON VILLAGE, SECTION 2, as same is shown on map thereof recorded at Map Book 25, Page 137, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 08/10/2021 at Book 3632 Page 472 in said Registry.

COMMONLY KNOWN AS: 3730 Danube Dr, Winston Salem, NC 27105
PARCEL ID: 6847-61-3352.000
TITLE FILE NO: VMPRO-NC-0036

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 7:

BEING all of Lot 22 of SMITH FARM, PHASE 2B, as same is shown on map thereof recorded at Map Book 46, Page 135, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 11/12/2021 at Book 3655 Page 1108 in said Registry.

COMMONLY KNOWN AS: 4201 Smith Farm Ln, Winston Salem, NC 27107
PARCEL ID: 6865-21-4591.000
TITLE FILE NO: VMPRO-NC-0038

TRACT 8:

BEING all of Lot 193 of BETHANY TRACE, PHASE 1, SHEET 1 OF 2, as same is shown on map thereof recorded at Map Book 46, Page 4, Forsyth County Registry, to which map reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Grantor by deed recorded 09/03/2021 at Book 3638 Page 1436 in said Registry.

COMMONLY KNOWN AS: 4216 Paula Dr, Winston Salem, NC 27127
PARCEL ID: 6823-00-0820.000
TITLE FILE NO: VMPRO-NC-0039

TRACT 9:

BEING all of Lots 1 and 2 of BENATHON PLACE SUBDIVISION, as same is shown on map thereof recorded at Map Book 45, Page 140, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 10/14/2021 at Book 3648 Page 748 in said Registry.

COMMONLY KNOWN AS: 4615 Benathon Ct, Winston Salem, NC 27104
PARCEL ID: 6804-69-1438.000
TITLE FILE NO: VMPRO-NC-0041

Exhibit "A"
Legal Description(s)
(Continued)

TRACT 10:

BEGINNING at the northeast corner of the lot of James L. King and wife, Jeanette Pegram King at an iron stake on the west margin of Glenn Street and running thence North 14°00' West 100 feet to an iron stake or other marker in the west margin of Glenn Street; thence South 74°00' West 200 feet to an iron stake or other marker; thence South 14°00' East 100 feet to an iron stake, the northeast corner of the lands of the said James L. King and wife; thence North 74°00' feet along the north line of James L. King and wife 200 feet to the point or place of beginning.

BEING all of Lots 65, 66, 67, and 68 of THE MICHAEL PROPERTY, as same is shown on map thereof recorded at Map Book 12, Page 185, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 10/05/2021 at Book 3645 Page 4045 in said Registry.

COMMONLY KNOWN AS: 718 Glenn St, Kernersville, NC 27284
PARCEL ID: 6886-50-4749.000
TITLE FILE NO: VMPRO-NC-0045

TRACT 11:

BEING all of Lot 29 of AMBER FOREST, SECTION 2, as same is shown on map thereof recorded at Map Book 36, Page 200, Forsyth County Registry, to which map reference is hereby made for a more particular description.

BEING the same property conveyed to Grantor by deed recorded 10/20/2021 at Book 3649 Page 1533 in said Registry.

COMMONLY KNOWN AS: 7716 Amber Forest Ln, Lewisville, NC 27023
PARCEL ID: 5876-72-3635.000
TITLE FILE NO: VMPRO-NC-0046

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (116 WYNBROOK COURT, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 43, Page 107.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2127, Page 11; Book 2150, Page 2908; and Book 2160, Page 1524.

AS TO TRACT 2 (1371 FORT PLACE CT, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 43, Page 138.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2125, Page 1280; Book 2125, Page 3714; Book 2178, Page 4850; Book 2178, Page 4852; Book 2125, Page 1287; and Book 2170, Page 3463.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 797, Page 83; Book 609, Page 192; Book 1111, Page 774; Book 1111, Page 775; Book 2125, Page 3292; Book 2143, Page 4852; Book 958, Page 641; Book 828, Page 115; Book 991, Page 172; Book 964, Page 621; Book 1173, Page 261; Book 2143, Page 4202; Book 636, Page 86; and Book 744, Page 14.

AS TO TRACT 3 (1521 DRUMCLIFFE RD, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 18, Page 20.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 741, Page 262; Book 750, Page 447; and Book 753, Page 187.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 749, Page 312 and Book 750, Page 19.

AS TO TRACT 4 (2346 JOSHUA LN, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 46, Pages 34-36.

AS TO TRACT 5 (2814 WESTRIDGE RD, WINSTON SALEM, NC 27103) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 16, Page 214.

Exhibit "B"
Permitted Exception(s)
(Continued)

AS TO TRACT 6 (3730 DANUBE DR, WINSTON SALEM, NC 27105) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 25, Page 137 and Map Book 26, Page 71.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1144, Page 326 and Book 1223, Page 1335.

AS TO TRACT 7 (4201 SMITH FARM LN, WINSTON SALEM, NC 27107) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 46, Page 135.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2324, Page 4759.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 2320, Page 623; Book 1261, Page 1426; Book 1261, Page 1429; Book 1822, Page 1577; and Book 2026, Page 1061.

AS TO TRACT 8 (4216 PAULA DR, WINSTON SALEM, NC 27127) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 46, Page 4.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 2917, Page 208 and Book 2731, Page 4387.

AS TO TRACT 9 (4615 BENATHON CT, WINSTON SALEM, NC 27104) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 45, Page 140.

AS TO TRACT 10 (718 GLENN ST, KERNERSVILLE, NC 27284) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 12, Page 185.

AS TO TRACT 11 (7716 AMBER FOREST LN, LEWISVILLE, NC 27023) ONLY:

- (1) All matters as referenced on the map(s)/plat(s) recorded at Map Book 36, Page 200.
- (2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 1804, Page 130.
- (3) Easement(s) as set forth in instrument(s) recorded at Book 1650, Page 723.