

2021065824 00064

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$506.00

PRESENTED & RECORDED
 12/02/2021 11:41:00 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3659**PG: 4435 - 4436****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$506.00

Parcel Identifier No. 6833-81-0275.000

Verified by _____ County on the ____ day of _____, 20__ By: _____

Mail/Box to: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609Brief description for the Index: **THE ENCLAVE AT MEREDITH WOODS L0074 BL6415 PL70-124**THIS DEED made this 2nd day of December, 2021, by and between

GRANTOR	GRANTEE
Kounnalong Xanamane and Sarah Xanamane, a married couple <i>Forwarding Address:</i> 254 Tally Meadow Ct, Lexington, NC 27295	FKH SFR Propco I, L.P., a Delaware Limited Partnership <i>Mailing Address:</i> Attn: FirstKey Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, GA 30067 <i>Property Address:</i> 3910 Muddy Creek Drive, Winston Salem, NC 27107

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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 74, in The Enclave at Meredith Woods, according to the plat thereof recorded in Plat Book 70, page 124, in the Office of the Register of Deeds of Forsyth County, NC.

Property Address: 3910 Muddy Creek Drive, Winston Salem, NC 27107

Parcel ID: 6833-81-0275.000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3516 Page 3435.All or a portion of the property herein conveyed ✓ includes or ____ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book PL70 Page 124.

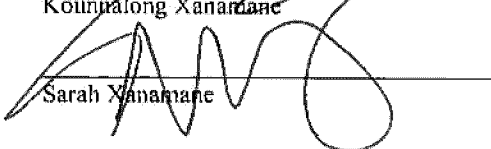
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Kounnalong Xanamane


Sarah Xanamane

State of North Carolina
County of Guilford

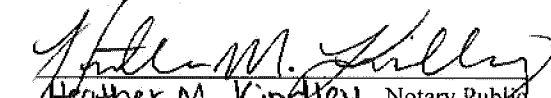
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Kounnalong Xanamane and Sarah Xanamane

Date: 12/2/2021

My Commission Expires:

6/7/2026


Heather M. Kindley Notary Public
Notary's Printed or Typed Name

(Official/Notarial Seal)

