

2019032731 00223

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

\$430.00

PRESENTED & RECORDED

08/19/2019 04:15:29 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3477

PG: 1385 - 1386

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No. 6896-21-5080.000

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

By: _____

Mail/Box to: CERBERUS SFR HOLDINGS, L.P., 1850 Parkway Place, Suite 900, Marietta, GA 30067

This instrument was prepared by: Hankin & Pack, PLLC, 2820 Selwyn Avenue, Ste 425, Charlotte, NC 28209, a Valid NC Law Firm

Brief description for the Index: Lot 66, Kentland Ridge

Title Co: Investors

THIS DEED made this 19th day of August 2019, by and between

GRANTOR	GRANTEE
<p>Salmon S. Qazi and spouse Farah S. Qazi</p> <p><i>Forwarding Address:</i> 268 Ethel Road Piscataway, NJ 08854</p>	<p>CERBERUS SFR HOLDINGS III, L.P.</p> <p><i>Mailing Address:</i> 1850 Parkway Place, Suite 900 Marietta, GA, 30067</p> <p><i>Send Tax Bills to:</i> Cerberus SFR Holdings, L.P. Attn: FirstKey Homes, LLC 1850 Parkway Place, Suite 900 Marietta, GA, 30067</p> <p><i>Property Address:</i> 1331 Stephenshire Court Kernersville, NC 27284</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 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 Kernersville, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS Lot 66 as shown on the Plat of Kentland Ridge as recorded Plat Book 53, Page 113 (Sheet 1 of 2) in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2953 Page 1910.

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

A map showing the above described property is recorded in Map Book 53, Page 113.

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:

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

Salmon S. Qazi by Keith E. Bandy his agent (SEAL)
Print/Type Name: **Salmon S. Qazi by Keith E. Bandy, his agent**

Farah S. Qazi, Keith E. Bandy her agent (SEAL)
Print/Type Name: **Farah S. Qazi, Keith E. Bandy, her agent**

State of North Carolina

County of Guilford

I, Salem M. Thacker, a Notary Public in and for said County and State, do hereby certify that **Keith E. Bandy** Agent for **Salmon S. Qazi and Farah S. Qazi**, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of **Salmon S. Qazi and Farah S. Qazi** and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded contemporaneously herewith in the Office of the Register of Deeds for Forsyth County, North Carolina and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said AGENT NAME, Agent, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Salmon S. Qazi and Farah S. Qazi**. Therefore, let the said instrument, together with this certificate, be registered.

Furthermore, **Keith E. Bandy**, also being a party to the transaction acknowledged the execution of the foregoing instrument in their individual capacity.

WITNESS my hand and official stamp or seal, this the 19 day of August 2019.

My Commission Expires: 01/12/2021

Salem M. Thacker

Notary Public

Salem M. Thacker
Notary's printed or typed name

