

2020003051 00042

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
01/23/2020 09:18:30 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3504
PG: 1394 - 1395

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$ 0.00
Parcel Identifier No. 6846-60-4231
Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Hankin & Pack PLLC, 2820 Selwyn Avenue, Ste. 425, Charlotte, NC 28209

Brief description for the Index: All of Lot 1, Division for John W. Lindsey, Jr.
Title Co:

THIS DEED made this 21 day of January, 2020, by and between

GRANTOR	GRANTEE
EF1A, LLC, a Delaware limited liability company	EF1R, LLC, a Delaware limited liability company
<i>Forwarding Address:</i>	<i>Mailing Address:</i> 2301 E Riverside Drive #100-A Austin, TX 78741
	<i>Property Address:</i> 3535 Old Greensboro Road 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 Forsyth County, North Carolina and more particularly described as follows:

ALL OF LOTS 1, DIVISION FOR JOHN W. LINDSEY, JR., AS PER PLAT THEREOF RECORDED IN PLAT BOOK 54, PAGE 38, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3489 Pages 3885.

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

Submitted electronically by "OS National - Resware"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

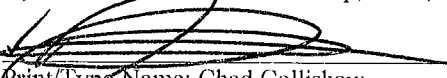
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

EF1A, LLC, a Delaware limited liability company

By: EPOC Fund I, LP, a Delaware limited partnership, its manager

By: Paladin Real Estate Group, LLC, a Delaware limited liability company



Print/Type Name: Chad Collishaw
Its: Partner

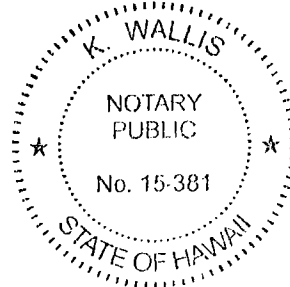
State of Hawaii
County of Kaui

(Official/Notarial Seal)

I certify that Chad Collishaw, personally appeared before me this day, as Partner of EF1A, LLC, acknowledging to me the execution of the foregoing.

Date: 1-16-2020


K. Wallis Notary Public
Notary's Printed or Typed Name

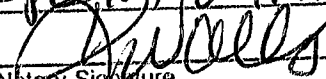


My Commission Expires:
12/29/2023

Doc. Date: undated # Pages _____

Notary Name: K. Wallis Fifth Circuit

Doc. Description North Carolina
Special Warranty Deed


Notary Signature Date 1-16-2023

