

2021028273 00156

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$142.00
PRESENTED & RECORDED
05/27/2021 01:40:13 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3613
PG: 1577 - 1579

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$142.00

PIN -6837-43-8825.000

Mail/Box to: Grantee - 3225 McLeod Dr., Ste 100, Las Vegas, NV 89121

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: 4129 Ogburn Avenue, W.S., NC 27105, Forsyth County Registry

THIS DEED made this 27 day of May, 2021 by and between

GRANTOR	GRANTEE
William Marshall Trawick, Jr. (unmarried) P.O. Box 1449 Welcome, NC 27374	4129 Ogburn Avenue, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 Las Vegas, NV 89121

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 4129 Ogburn Avenue, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1947, Page 733, Forsyth County Registry.

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

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association
Bar Form No. 3

Standard Form 3

North Carolina Bar Association - NC
North Carolina Association of Realtors, Inc. -

Submitted electronically by "T Dan Womble Attorney"
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 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 and restrictions of record, if any. 2021 taxes are to be pro-rated.

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

 (Entity Name) *William Marshall Trawick, Jr.* (SEAL)
 Print/Type Name: William Marshall Trawick, Jr.

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that William Marshall Trawick, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27 day of May, 2021.

My Commission Expires: _____
(Affix Seal)

T. Daniel Womble
 T. Daniel Womble Notary Public
 Notary's Printed or Typed Name

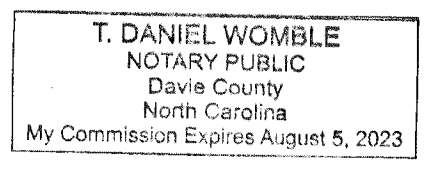


EXHIBIT "A"

BEGINNING at a point in the West margin of Ogburn Avenue, said point of beginning being 175 feet South of the Southwest intersection of Ogburn Avenue and Griffin Street; now known as Ontario Street; running thence along the West side of Ogburn Avenue, South 3° West 75 feet to a point; thence North 87° West, 200 feet to a point; thence North 3° East 75 feet to a point; thence South 87° East, 200 feet to the point and place of BEGINNING, being part of LOTS NOS. Two Hundred Eighty-One (281) and Two Hundred Eighty-Two (282) as shown on plat of "Montview", plat of said property being recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Ref: Book 1929, Page 2888; Lot 118B, Block 1507

4129 Ogburn Avenue, Winston-Salem, NC 27105