

2021058944 00263FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$435.00**

PRESENTED & RECORDED

10/27/2021 03:17:49 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3651**PG: 1371 - 1373****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$435.00

Parcel Identifier No. 6846760061000

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: **LO259 BL3221**THIS DEED made this 26th day of October, 2021, by and between

GRANTOR	GRANTEE
<p>William J. Butler, Jr. and wife, Brenda W. Butler</p> <p><i>Forwarding Address:</i></p> <p>1630 Magnolia Park Drive Clemmons, NC 27012</p>	<p>Opendoor Property J LLC, a Delaware limited liability company</p> <p><i>Mailing Address:</i></p> <p>410 N. Scottsdale Road, Suite 1600, Tempe, AZ 85281</p> <p><i>Property Address:</i></p> <p>3260 Shaftesbury Lane, Winston Salem, NC 27105</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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

See Attached Exhibit A

Property address: 3260 Shaftesbury Lane, Winston Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1237 Page 201.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 Plat Book Page .

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.

Submitted electronically by "Midtown Property Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

William J. Butler, Jr.
William J. Butler, Jr.

Brenda W. Butler
Brenda W. Butler

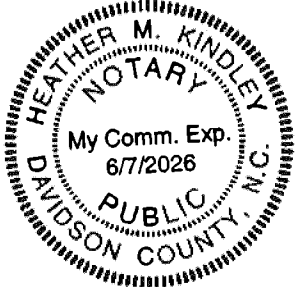
<p>State of North Carolina County of <u>Guilford</u></p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: <u>William J. Butler, Jr. and Brenda W. Butler</u></p> <p>Date: <u>10/26/2021</u></p> <p>My Commission Expires: <u>6/7/2026</u></p> <p><u>Heather M. Kindley</u> Heather M. Kindley Notary Public Notary's Printed or Typed Name</p>	<p>(Official/Notarial Seal)</p> 
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EXHIBIT A

Legal Description

BEGINNING at an iron stake , said iron stake being the Northwest corner of the within described lot and being located in the East line of the Property of the City of Winston-Salem and being also located in the West line of the Property of the Winston Lake Investment Corp., said iron stake being located South 6° 47' West 100 feet from an iron stake (said iron stake being the former Northwest corner of Essie C. Tuttle Deed Book 819, page 202, Tax Lot 5C, Block 3220, Forsyth County Tax Maps), and also being in the South line of Thomas Pitts (Deed Book 1007, page 18), and said iron stake being also located North 6° 47' East 2,150.38 feet from an iron stake, said stake being formerly the common corner of Leon Crews (Deed Book 842, page 448, and Deed Book 817, page 132, Tax Lot 5F, Block 3220, Forsyth County Tax Maps) with the City of Winston-Salem Property; and running from said beginning point South 44° 31' 30" East 221. 27 feet to an iron stake located in the West right of way line of Shaftesbury Lane in the curve of its intersection with Selkirk Drive; running thence with the West right of way line of Shaftesbury Lane as it curves to the right (at a 60-foot radius), 65.43 feet to a stake in the curve of the West right of way line of Shaftesbury Lane; running thence South 86° 32' 40" West 168.07 feet to an iron stake in the East line of the Property of the City of Winston-Salem (generally known as Winston Lake Golf Course); and running thence North 6° 47' East 222 feet to an iron stake, the point and place of BEGINNING. For further reference see Deed Book 1124, page 793, of the Forsyth County Registry.

Property Address: 3260 Shaftesbury Lane, Winston Salem, NC 27105

Parcel ID:6846760061000