

**2021069148 00056**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$600.00**

PRESENTED &amp; RECORDED

12/20/2021 10:30:56 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3664****PG: 177 - 178****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$600.00

Parcel Identification No. 6816-61-1384.000

Title Insurance Company: First American Title Insurance Company

Mail/Box to: Offerpad SPV Borrower G, LLC, a Delaware Limited Liability Company, 2150 East Germann Road, Suite 1, Chandler,

This instrument was prepared by: Hankin &amp; Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: Lot 2, Blk B, Shoreland Park

THIS DEED made this 16<sup>th</sup> day of December, 2021 by and between

## GRANTOR

**Ramon Masso-Diaz and Lucy Hadley Cash, a married couple***Mailing Address:*calle 63 #430-C col. Centro, Merida, Yucatan 97000  
Mexico

## GRANTEE

**Offerpad SPV Borrower G, LLC, a Delaware Limited Liability Company***Mailing Address:*2150 East Germann Road, Suite 1  
Chandler, AZ 85286*Property Address:*817 Shoreland Road  
Winston-Salem, NC 27106

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 or parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated as Lot No. 2, in Block B, as shown on the map of Shoreland Park, Blocks A and B, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 16, at Page 227, to which map reference is hereby made for a more definite and particular description,**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2472 Page 1740.

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 16, Page 227.

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, Restrictions and Right of Way of Record.  
Ad Valorem Taxes for Current Year

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

[Signature]  
Ramon Masso-Diaz

Lucy Hadley Cash by Ramon Masso-Diaz, Attorney-in-Fact  
Lucy Hadley Cash by Ramon Masso-Diaz, her Attorney-in-Fact

State of North Carolina County of Guilford

I, Heather M. Kindley, a Notary Public in and for said County and State, do hereby certify that Ramon Masso-Diaz Attorney-in-Fact for Lucy Hadley Cash, 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 Lucy Hadley Cash, Principal and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and to be recorded simultaneously 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 Ramon Masso-Diaz, Attorney-in-Fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Lucy Hadley Cash, Principal. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 16<sup>th</sup> day of December, 2021.

My Commission Expires: 6/7/2026  
Notary Public

Heather M. Kindley  
Notary's printed or typed name

[Signature]

