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FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$280.00
 PRESENTED & RECORDED
 03/02/2022 02:31:14 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3679
PG: 1988 - 1989

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$280.00
 Parcel Identification No. 6847-27-4669.000
 Title Insurance Company: First American Title Insurance Company
 Mail/Box to: OP GOLD, LLC, a Delaware Limited Liability Company, 2150 East Germann Road, Suite 1, Chandler, AZ 85286
 This instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209
 Brief description for the Index: Lot 3, Grubbs-Butner property

THIS DEED made this 2nd day of March, 2022 by and between

GRANTOR	GRANTEE
<p>William McGowan, a single man</p> <p><i>Mailing Address:</i> 101 East 6th Street, 404 Winston-Salem, NC 27101</p>	<p>OP GOLD, LLC, a Delaware Limited Liability Company</p> <p><i>Mailing Address:</i> 2150 East Germann Road, Suite 1 Chandler, AZ 85286</p> <p><i>Property Address:</i> 4814 Old Walkertown Road 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 or parcel of land or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake, the southeast corner of Lot No. 2, being on the North side of Walkertown Road on the map hereinafter referred to; running thence east along the Walkertown Road 50 feet to a stake; thence North 23 degrees 00' west 200 feet to a stake, the southeast corner of Lot No. 4; thence west along a part of the south line of Lot No. 4, 50 feet to a stake, the northeast corner of Lot No. 2; thence southwardly along the east line of Lot No. 2, 200 feet to a stake, the North side of Walkertown Road and place of beginning. Being Lot No. 3 as shown on the plat of re-subdivision of Grubbs-Butner property, plat made by J.A. Walker, C.E. in 1926, recorded in Plat Book 5, at Page 134, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3460 Page 2998.

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

A map showing the above described property is recorded in Plat Book 5 , Page 134 .

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.

William McGowan
 William McGowan

STATE OF NORTH CAROLINA
 COUNTY OF Mecklenburg

I, Morgan E. Barker , Notary Public, do hereby certify that William McGowan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 2nd day of March , 20 22 .

M. E. Barker
 Official Signature of Notary

My Commission Expires: 12/15/2026

