

**2022012984 00125**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$626.00  
 PRESENTED & RECORDED  
 03/17/2022 01:57:49 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
 BK: RE 3682 PG: 2704 - 2706

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 626.00Parcel Identifier No. 5883-87-7208.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: GranteeThis instrument was prepared by: Hankin & Pack, PLLC, \*SELLER DOC PREP ONLY\*Brief description for the Index: LOT 14, Lot 14, VILLAGE CLUB SECTION ONE

Title Co: \_\_\_\_\_

THIS DEED made this 4<sup>th</sup> day of March, 2022, by and between

GRANTOR

GRANTEE

**OP SPE TPA1, LLC***Mailing Address:*

2150 East Germann Road, Suite 1  
 Chandler, AZ 85286

**Ramon Lopez Cruz and Siria Argentina Cruz-Chavarria, a married couple***Mailing/Property Address:*

185 Village Haven Circle  
 Clemmons, NC 27012

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 Clemmons, Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED** as Lot 14, VILLAGE CLUB, SECTION ONE, as recorded in Plat Book 37 at Page 147, in the Office of the Register of Deeds Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above described property is subject to the Restrictive Covenants as recorded in Deed Book 1840, Page 3650, and modified in Deed Book 1868, Page 1684 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 2739, Page 108, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5883-87-7208 on the Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3661, Pages 3331 - 3332.

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

A map showing the above described property is recorded in Plat Book 37, Page 147.

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:

Ad valorem taxes for the current year (prorated through the date of Settlement); utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the Property.

\*\*\*\*\*SIGNATURES ON FOLLOWING PAGE\*\*\*\*\*

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

**OP SPE TPA1, LLC**

By: OfferPad, LLC

Its: Asset Manager

By: OfferPad Inc., Its Member

By: Rebecca McLean (SEAL)

Its: Authorized Signor

Rebecca McLean

State of AZ

County of Maricopa

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 in the capacity indicated and for the purposes expressed therein:

Rebecca McLean, Authorized Signor of Offerpad Inc., Member of Offerpad  
Print Name LLC, Asset Manager of OP SPE TPA1, LLC

Date: 3/7/22

Carrie M Yost  
Carrie M Yost Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

2/20/25

(Official/Notarial Seal)

