

**202203748 00147**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$340.00**PRESENTED & RECORDED  
05/17/2022 03:44:57 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3695

PG: 3095 - 3097

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$340.00Parcel Identifier No. 6847-27-4669Title Insurance Company: TitleVest – First AmericanMail/Box to: GranteeThis instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: Lot 3, Grubbs-Butner propertyTHIS DEED made this 16<sup>th</sup> day of May, 2022 by and between

GRANTOR	GRANTEE
<p><b>OP GOLD, LLC, a Delaware Limited Liability Company</b></p> <p><i>Mailing Address:</i> 2150 East Germann Road, Suite 1 Chandler, AZ 85286</p>	<p><b>Matthew G. Flowers and spouse, Kaitlin Breanne Flowers</b></p> <p><i>Mailing/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 3679 Page 1988-1989.

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 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:

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.

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

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

**OP GOLD, LLC, a Delaware limited liability company**

By: **OP Gold Holdings, LLC, Member**

By: **Offerpad Holdings, LLC, Member**

By: Rebecca McLean

Print/Type Name: Rebecca McLean

Title: Authorized Signer

State of Arizona  
County of Maricopa

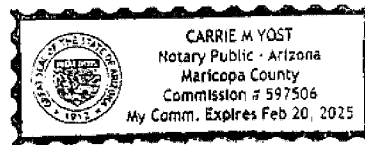
(Official/Notarial Seal)

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:

Rebecca McLean, Authorized  
Signer of Offerpad Holdings, LLC, Member of OP Gold Holdings, LLC, Member of  
OP Gold, LLC, a Delaware limited liability company

Date: 05/16/2022

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



My Commission Expires:  
2/20/25