

**2022029655 00039**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$437.00**

PRESENTED &amp; RECORDED

06/23/2022 10:14:40 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3702

PG: 3283 - 3285

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$437.00

Parcel Identifier No. 6846-95-3911.000

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: **LO032A BL3216D**THIS DEED made this 22 day of June, 2022, by and between

GRANTOR	GRANTEE
<b>Julie Compton, an unmarried person</b>	<b>Opendoor Property Trust I, a Delaware Statutory Trust</b>
<i>Forwarding Address:</i>	<i>Mailing Address:</i>
5490 Walkertown Landing Circle Apt 106, Walkertown, NC 27051	410 N. Scottsdale Road, Suite 1600, Tempe, AZ 85281
	<i>Property Address:</i>
	3770 Crusade Drive, Winston Salem, NC 27101

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: 3770 Crusade Drive, Winston Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3583 Page 3631.

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 PL38 Page 179.

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.

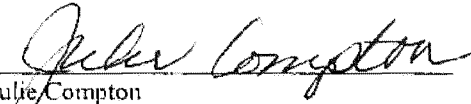
1

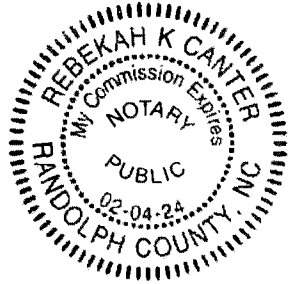
Submitted electronically by "Midtown Property Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

  
Julie Compton

<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: <b><u>Julie Compton</u></b></p> <p>Date: <u>06-22-22</u></p> <p>My Commission Expires: <u>02-04-24</u></p>	<p>(Official/Notarial Seal)</p> 
<p><u>Rebekah K. Carter</u> <u>Rebekah Carter</u> Notary Public Notary's Printed or Typed Name</p>	

**EXHIBIT A**

Legal Description

BEING KNOWN AND DESIGNATED as Lot Number 32, as shown on the plat entitled SILVER CHALICE, SECTION 3, as recorded in Plat Book 38, Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SAVE AND EXCEPT that certain parcel of land more particularly described as follows: BEGINNING at an existing iron pipe, said iron pipe being the northwest corner of Lot 33, Silver Chalice, Section 3 (Plat Book 38, Page 179, Forsyth County Registry); thence with the west line of Lot 33, South 17° 47' 15" East 18.00 feet to an iron; thence North 33° 30' 09" West 18.44 feet to an iron in the southern right-of-way line of Crusade Drive; thence a chord bearing and distance of North 69° 19' East 5.00 feet to an existing iron pipe, the point and place of Beginning, containing 44.94 square feet, according to an unrecorded plat of survey by Daniel W. Donathan, RLS, dated April 9, 1997, revised April 22, 1997, and being a triangular parcel carved from the northeast corner of Lot 32, Silver Chalice, Section 3, Plat Book 38, Page 179, Forsyth County Registry.

Property Address: 3770 Crusade Drive, Winston Salem, NC 27101

Parcel ID: 6846-95-3911.000