

**2022032590 00124**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$740.00**

PRESENTED & RECORDED  
 07/11/2022 02:46:16 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK, DPTY  
 BK: RE 3706  
 PG: 776 - 778

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$740.00

Parcel Identifier No. 6816-61-1384.000

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

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

Mail/Box to: Grantee: 817 Shoreland Road, Winston-Salem, NC 27106

This instrument was prepared by: Hankin & Pack, PLLC, \*SELLER DOC PREP ONLY\*

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

Title Co:

THIS DEED made this 30<sup>th</sup> day of June, 2022, by and between

### GRANTOR

**OfferPad SPV Borrower G, LLC, a Delaware Limited Liability Company**

*Mailing Address:*

2150 East Germann Road, Suite 1  
 Chandler, AZ 85286

### GRANTEE

**Travis Holden and Alexandra Holden, a married couple \*\***

*Mailing/Property Address:*

817 Shoreland Road  
 Winston Salem, NC 27106

**\*\* a/k/a Travis West Holden and wife,  
 Alexandra Catherine Holden**

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:

**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 3664, Page 177-178.

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 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:

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.

**Offerpad SPV Borrower G, LLC**

By: Rebecca McLean  
 Print/Type Name: Rebecca McLean  
 Title: Authorized Signor

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:

Rebecca McLean, Authorized Signor of Offerpad SPV Borrower G, LLC

Date: 6/30/22

Olivia Cordova Notary Public  
 Notary's Printed or Typed Name

My Commission Expires:  
6/26/2024

(Official/Notarial Seal)

