

**2022044366 00045**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 09/27/2022 11:17:12 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3719**  
**PG: 4093 - 4097**

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$0.00

Parcel Identifier No. See Legal Description Verified by \_\_\_\_\_ County on the 26 day of September, 2022  
 By: \_\_\_\_\_

Mail/Box to: EF3R3, LLC, 2301 East Riverside Drive, Austin, TX 78741

This instrument was prepared by: Quaye Law Firm, PLLC, 201 Hay Street, 4th Floor, Fayetteville, NC 28301

Brief description for the Index:

THIS DEED made this 26th day of September, 2022, by and between

GRANTOR	GRANTEE
EPOCF3A, LLC, a Texas Limited Liability Company	EF3R3, LLC, a Texas Limited Liability Company
2301 East Riverside Drive, STE 300A Austin, TX 78741	2301 East Riverside Drive, STE 300A Austin, TX 78741

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 Guilford, Forsyth, and Alamance Counties, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

The property hereinabove described was acquired by Grantor by various instruments recorded in Book 8633 Page 1101 and Book 8612 Page 200, Guilford County Registry; Book 4311 Page 1; Book 4323 Page 981; Book 4279 Page 517; Book 4319 Page 142; and Book 4294 Page 697, Alamance County Registry; Book 3685 Page 3649 and Book 3689 Page 2084, Forsyth County Registry.

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

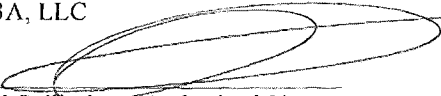
A map showing the above described property is recorded in Plat Book page .

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

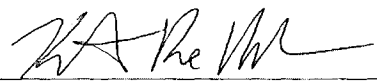
EPOCF3A, LLC

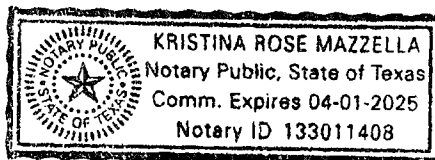
By:   
Chad Collishaw, Authorized Signatory  
Collishaw

STATE OF Texas  
COUNTY OF Travis

I, Kristina Rose Mazzella, a Notary Public, certify that Chad Collishaw personally came before me this day and acknowledged that he/she is Authorized Signatory of EPOCF3A, LLC, a Limited Liability Company, and that he/she, as Authorized Signatory, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 26th day of September, 2022.

  
Official Signature of Notary  
Printed or typed name of Notary  
Kristina Rose Mazzella  
My Commission Expires: 04/01/2025



## Exhibit "A"

## Tract 1:

BEGINNING at a point in the north line of Liberia Street, the southwest corner of B.M. Harris; running thence with the north line of the street westwardly 83.33 feet to a point, the southwest corner of D.W. Andrews; thence northwardly with his line 78 feet more or less to a point, said point being about 78 feet southwardly from Pitts Street; thence eastwardly along Ozzie Collins' south line 83.33 feet to a point in the west line of B.M. Harris; thence with his line Southwardly 81.5 feet to the BEGINNING; being part of Lot No. 20 on the map of Liberia; and being in all respects the same property as that described in Deed of Trust Book 737, page 41, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number:

Property Address: 511 Liberia Street, Winston-Salem, NC 27127

## TRACT 2:

A tract of land in Burlington Township, Alamance County, North Carolina, adjoining Logan Street and being more particularly described as follows:

BEGINNING at an iron stake at the west side of Logan Street and corner with Robert Whittemore; running thence with the said Whittemore, North 64° 25' West 165.5 feet to an iron stake, corner with the said Whittemore; running thence North 23° East 60 feet to a stake; running thence South 64° 25' East 165.5 feet to an iron stake at the west side of Logan Street; running thence along the western border or Logan Street, South 23° West 60 to the BEGINNING.

Tax Parcel Number: 126773

Property Address: 216 North Logan Street, Burlington, NC 27217

## TRACT 3:

Beginning at a stake, corner of Joe Allen lot on the East margin of Marshall Street, running thence with said street, N 151 1/2 feet to intersection of said street with Albright Avenue, thence with the South margin of said avenue E. 100 feet to a stake in said South margin of said avenue, thence S 151 1/2 feet to a stake in said Allen's line, thence with his line W 100 feet to the Beginning and containing 15,150 square feet.

Tax Parcel Number: 146284

Property Address: 203 Albright Avenue, Graham, NC 27253

## TRACT 4:

BEGINNING at an iron stake in the southern margin of the Spur Road (a sand road leading from U.S. 220 to Pleasant Garden), a corner with Gordon E. Pratt and wife, and running thence South 13° 20' West 233 feet to an iron pin, a corner with said Pratts; thence North 61° 16' West 80 feet to an iron pin, a corner with Clyde M. Christopher, Jr. and wife, Geraldine T. Christopher; thence North 7° 05' East 202.1 feet to an iron stake in the southern margin of the Spur Road; thence South 82° 55' East with the southern margin of said road 100 feet to the point of BEGINNING, the same being that certain property conveyed to Grantor in Book 8612, Page 200, Guilford County, North Carolina Registry.

Tax Parcel Number: 0142935

Property Address: 106 Spur Road, Greensboro, NC 27406

## TRACT 5:

BEGINNING at a new iron point in the eastern margin of Queen Anne Street, said iron point being located at the northwestern corner of Lot # 23, Block J, Piedmont Estates as shown in Plat Book 2 at Page 43 and going the following courses and distances:

With the eastern margin of Queen Anne Street, North 24° 40' 26" West 67.38 feet to a new iron pin; thence North 80° 29' 57" East 198.10 feet to a new iron pin; thence South 14° 38' 43" East 65.05 feet to a new iron pin; thence South 80° 25' 31" West 186.29 feet to a new iron point and BEING .29 acres more or less and including all of lots 20, 21 and 22 of Block J of the Piedmont Registry as well as one half of a 10 foot abandoned alley (See Deed Book 741 at Page 730). This description is based upon a survey by Boswell Surveyors, Inc. Dated February 28, 2000, Job # 00-074-100.

Tax Parcel Number: 138651

Property Address: 510 Queen Ann Street, Burlington, NC 27217

TRACT 6:

A certain tract or parcel of land in Alamance County, North Carolina, more particularly described as follows:

BEGINNING at a stake on the east side of Cobb Avenue, the northwestern corner of that tract conveyed to Grady N. Mebane by deed duly recorded in Deed Book 201, Page 130 in the office of the Register of Deeds for Alamance County, North Carolina, said corner being located N. 01 deg. 40 min. E. 60 feet from the northeast intersection of Cobb Avenue with Highland Road (now Hilton Rd.); thence along the east side of Cobb Avenue, N. 01 deg. 40 min. E. 54.5 feet to a stake on the east side of Cobb Avenue, the southwest corner of Lot 19 in the FAIRCHILD HEIGHTS (Holt Property) Redivision, as shown on plat thereof duly recorded in Plat Book 4, Page 141 in the Alamance County North Carolina Registry; thence along the south line of said Lot 19, S. 87 deg. 33 min. E. 189.9 feet to a stake, the southeast corner of said Lot 19; thence S. 02 deg. E. 55.5 feet more or less to a stake, the northeast corner of said Grady N. Mebane tract; thence along the north line of said Grady N. Mebane tract, N. 87 deg. 33 min. West 194 feet more or less to the BEGINNING; being the Northern Portion of Lot 18 in the FAIRCHILD HEIGHTS (Holt Property) Redivision, as shown on plat thereof duly recorded in Plat Book 4, Page 141, Alamance County, North Carolina Registry.

Tax Parcel Number: 139481

Property Address: 305 North Cobb Avenue, Burlington, NC 27217

TRACT 7:

BEING known and designated as Lot No. 227, in Block K, as shown on map of Fourteenth Street Development Company as recorded in Plat Book 2, Page 32A, Forsyth County, North Carolina Registry.

Tax Parcel Number: 6846-12-3615.00

Property Address: 1456 Douglas Street, Winston-Salem, NC 27105

TRACT 8:

PART One: BEGINNING at a stake on the western margin of Wood Street, Town of Gibsonville, said stake being the southeastern corner of Lot No. 57 and owned by Gertrude Hawkins Whitesell, and running thence with the southern line of said Lot No. 57, 175 feet to a stake; thence South 15 feet to a stake, a new corner; thence East, parallel with first line 175 feet to a stake, new corner, on the western margin of said Wood Street; thence with the western margin of Wood Street North 15 feet to the point of beginning, same being a 15 foot strip of land off of the northern margin of Lot No. 58. See plat of Consolidated Realty Company as recorded in the office of the Register of Deeds, Alamance County. The above land was conveyed by grantor by J.S. McAdams et ux, see Book No. 49, Page 96, office of Register of Deeds, Alamance County.

PART Two: BEING Lot No. 57 in the plat of land belonging to Consolidated Realty Company, said plat being duly recorded in the office of the Register of Deeds of Alamance county, said land lies in the eastern corporate limits of the Town of Gibsonville, N.C. Size of Lot 50 ft. front and 175 ft. deep.

Tax Parcel Number: 107533

Property Address: 317 Wood Street, Gibsonville, NC 27249

TRACT 9:

BEGINNING at a stake on the North side of Wise Street 100 feet West of Asheboro Street and running thence North 3 degrees East 150 feet to a stake; thence North 85 degrees West 50 feet to a stake; thence South 3 degrees West 150 feet to a stake on the North side of Wise Street; thence South 87 degrees East along the North side of Wise Street 50 feet to the BEGINNING corner, the same being Lot No. 32 in Block 3 of the Newlin Lands, as duly recorded in Plat Book 4 at Page 22 in the Office of the Register of Deeds of Guilford County, North Carolina.

Tax Parcel Number: 0174017

Property Address: 707 Wise Avenue, High Point, NC 27260