

2023024316 00070

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$307.00

PRESENTED & RECORDED
07/19/2023 01:44:09 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3764
PG: 135 - 137

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$307.00

PIN 6836-71-5584.000

Mail/Box to: Grantee 1718 Capital Ave., Cheyenne, WY 82001

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: Lot 40 Map of Oakdale, PB 8, Pg 93, Forsyth County Registry

THIS DEED made this 17th day of July, 2023 by and between

GRANTOR

Essential Properties NC, LLC
a North Carolina limited liability company
3225 McLeod Dr., Ste 100
Las Vegas, NV 89121

GRANTEE

1300 N. Dunleith Ave, LLC
a North Carolina limited liability company
1718 Capital Ave.
Cheyenne, WY 82001

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 1300 N. Dunleith Ave., Winston-Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3537, Page 3618, Forsyth County Registry.

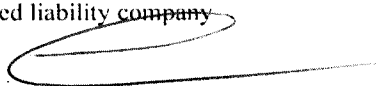
All or a portion of the property herein conveyed includes or ~~xx~~ does not include the primary residence of a Grantor.

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: Easements and restrictions of record, if any. 2023 taxes are to be paid at closing.

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

Essential Properties NC, LLC
a North Carolina limited liability company



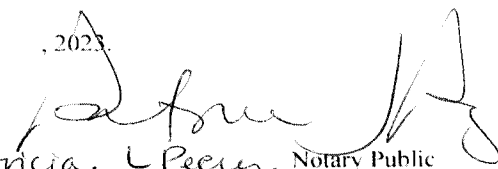
By: _____
Print/Type Name & Title: A.T. Mathis, Manager of
Essential Properties LLC, a Nevada limited liability company,
Manager of Essential Properties NC, LLC, a North Carolina limited
liability company

State of NEVADA - County of CLARK

I, the undersigned Notary Public of the County of CLARK and State aforesaid, certify that A. T. Mathis, Manager of Essential Properties LLC, a Nevada limited liability company, Manager of Essential Properties NC, LLC, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 17th day of July, 2023.

My Commission Expires: 4-24-2027
(Affix Seal)


Patricia L Peery Notary Public
Notary's Printed or Typed Name

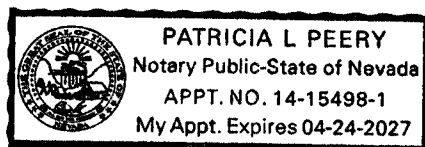


EXHIBIT "A"

BEGINNING at a point on the west side of Dunleith Ave., formerly Sheppard Street, the southeast corner of Lot 39; running thence along the south line of Lot 39 west 115 feet to a point on the east side of an alley; thence along the east side of said alley south 50 feet to a point, the northwest corner of Lot 41; thence along the north line of Lot 41 east 115 feet to a point on the west side of Dunleith Avenue; thence along the west side of Dunleith Avenue north 50 feet to the place of BEGINNING; Being Lot 40 as shown on the map of Oakdale as recorded in Deed Book 97, Page 584 and Plat Book 8, Page 93, Office of Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See Deed to Mrs. J. G. Nessick from Eva Sewell Browder and her husband, B. R. Browder recorded in Deed Book 541, page 295.
Reference: DB 1504, Page 720.
1300 Dunleith Ave.; Winston-Salem, NC
Lot No. 40; Block 1395