

**2023027941 00051**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$475.00**

PRESENTED & RECORDED  
 08/16/2023 01:05:51 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3768**

**PG: 1895 - 1897**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$475.00

PIN: 6836-65-6288.000

Mail/Box to: Grantee 67 E. Madison Street #1510, Chicago, IL 60603

This instrument was prepared by: T. Dan Womble, Attorney at Law a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Portion of Lot No. 29 Map of Fairview, PB 8, Pg 91, Forsyth County Registry.

THIS DEED made this 7 day of August, 2023 by and between

GRANTOR	GRANTEE
<p>Alpine WS, LLC            a North Carolina limited liability company            3225 McLeod Dr., Ste 100            Las Vegas, NV 89121</p>	<p>The IRA Club, LLC            an Illinois limited liability company            FBO 1004262            67 E. Madison Street #1510            Chicago, IL 60603</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 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: 1201 E. 24<sup>th</sup> Street, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3733, Page 4214, Forsyth county Registry.

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

**Submitted electronically by "T Dan Womble Attorney"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.**

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 pro-rated.

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

Alpine WS, LLC  
a North Carolina limited liability company

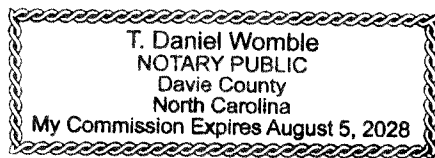
By:  (SEAL)  
Nicole DiBraccio, Manager


State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Davie and State aforesaid, certify that Nicole DiBraccio, Manager of Alpine WS, 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 7 day of August 2023.

My Commission Expires:  
(Affix Seal)



  
T. Daniel Womble Notary Public  
Notary's Printed or Typed Name

**SCHEDULE A**

**PREMISES DESCRIPTION**

BEGINNING at the northeast corner of Hood and Cutchins Streets (now Cleveland Avenue and 24th Street respectively), thence running North 160 feet along Cleveland Avenue to an alley; thence East along said alley 65 feet, 10 feet west of the Northwest corner of Lot 31; thence South 160 feet to a point in the northern line of 24th Street, said point being 10 feet west of the Southwest corner of Lot No. 31; thence West 65 feet along Cutchins Street (now 24th Street) to the Beginning; being known and designated as a portion of Lot No. 29 on map of Fairview recorded in the Register of Deeds office for Forsyth County in Book of Deeds 90. Page 588 and also in Plat Book 8, Page 91, also being known and designated as Lot 104, Block 332, Forsyth County Tax Map, reference Deed Book 250, Page 192 and Deed Book 140, Page 53.

For informational purposes only:

Property commonly known as: 1201 E Twenty Fourth St, Winston-Salem, NC 27105

Parcel: 6836-65-6288