

2023037557 00125

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 11/02/2023 04:08:46 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3780
PG: 657 - 658

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Tax PIN: 6834-69-1149.000

Mail/Box to: Grantee: 1111 Salem Valley Road, Winston-Salem, NC 27103

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

Brief description for the Index: 365 Dixie Broadway, W.S., Forsyth County Registry.

THIS DEED made this 2 day of November, 2023, by and between

GRANTOR

Ridge Top Real Estate Investments LLC
 a North Carolina Limited Liability Company
 25639 Elk Lick Road
 Chantilly, VA 20152

GRANTEE

Alpine WS, LLC
 a North Carolina Limited Liability Company
 1111 Salem Valley Road
 Winston-Salem, NC 27103

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 37 and 38 on the Map of Dixie Heights recorded in Plat Book 3, page 17, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 365 Dixie Broadway, W.S., NC 27127
 Tax PIN: ID 6834-69-1149.000

The property hereinabove was acquired by Grantor by instrument recorded in Deed Book 3408, page 1307; Deed Book 3559, page 4357, Forsyth County Registry.

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

NC Bar Association Form No. 3 © 1976, Revised © 1/1/2010
 Printed by Agreement with the NC Bar Association

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; violated zoning ordinances, if any. 2023 taxes are to be prorated.

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

Ridge Top Real Estate Investments LLC
a North Carolina Limited Liability Company


By: 
Gregory F. Meyer, Manager

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Stark and State aforesaid, certify Gregory F. Meyer, Manager of Ridge Top Real Estate Investments 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 2 day of November, 2023.

My Commission Expires:
(Affix Seal)


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

