

2024010363 00049FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$84.00PRESENTED & RECORDED
04/04/2024 10:49:11 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3800**
PG: 316 - 317**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$84.00

PIN: 6834-80-7709.000

Mail/Box to: Grantee: 3225 McLeod Dr., Ste 100, Las Vegas, NV 89121

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: Lots 41 & 42 Block B of the E.B. Cassel Farm, PB 3, PG 84, Forsyth County Registry

THIS DEED made this the 3 day of April, 2024, by and between

GRANTOR

**Michael Boyd, Trustee of
the Purple Barney Trust
dated December 21, 2023
1610 Dale Earnhardt Blvd.
Kannapolis, NC 28083**

GRANTEE

**Alpine WS, LLC
a North Carolina limited liability company
3225 McLeod Drive, #100
Las Vegas, NV 89121**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 Lot 41 & 42 in Block B of the E.B. Cassel Farm, map of which is recorded in Plat Book 3, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.Address: **824 Barney Avenue, Winston-Salem, NC 27107**

The property hereinabove described was acquired in Deed Book 3792, Page 483, Forsyth County Registry.

All or a portion of the property herein conveyed includes or xx 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, restrictions and rights of way of record, if any, and 2024 property taxes for the current year prorated at closing.

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

The Purple Barney Trust dated December 21, 2023

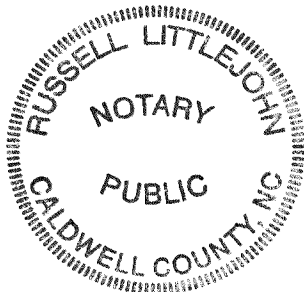
By: *Michael Boyd* (SEAL)
Michael Boyd, Trustee

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County of Caldwell and State aforesaid, certify that Michael Boyd, Trustee of the Purple Barney Trust dated December 21, 2023 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 3 day of April, 2024.

My Commission Expires: 12-12-2027
(Affix Seal)



Russell Littlejohn
Russell Littlejohn Notary Public
Notary's Printed or Typed Name