

2024010365 00051

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$431.00

PRESENTED & RECORDED
 04/04/2024 10:55:00 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3800
PG: 319 - 320

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$431.00

Tax PIN: 6834-69-1149.000

Mail to: Grantee: 3225 McLeod Drive, Ste 100, Las Vegas, NV 89121

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

Brief description for the Index: Lots 37 & 38 Map of Dixie Heights, PB 3, Pg 17, Forsyth Co. Registry

THIS DEED made this 2 day of April 2024, by and between

GRANTOR

Alpine WS, LLC
 a North Carolina limited liability company
 3225 McLeod Drive, Ste 100
 Las Vegas, NV 89121

GRANTEE

365 Dixie, NC, LLC
 a North Carolina limited liability company
 3225 McLeod Drive, Ste 100
 Las Vegas, NV 89121

The designation Grantor and Grantee as used herein shall include said parties, their 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, Winston-Salem, NC 27127

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; violated zoning ordinances, if any, 2024 taxes are to be prorated.

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: *Nicole Di Braccio*
Nicole Di Braccio, Manager

State of Illinois - County of Dupage

I, Kristen L. Murzyn the undersigned Notary Public of the County of Illinois and State aforesaid, certify that Nicole Di Braccio, 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 2nd day of April, 2024.

My Commission Expires: 7/7/27

Kristen L. Murzyn
Notary Public

