

2024011581 00027

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$150.00

PRESENTED & RECORDED

04/15/2024 09:40:41 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3801**PG: 2890 - 2892****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Tax PIN: 6835-76-6978.000

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: 1506 E. Third Street, Winston-Salem, NC

THIS DEED made this 11th day of April, 2024, by and between**GRANTOR**

**One Source Renovations LLC,
a North Carolina limited liability company
129 Fayette Street #102
Winston-Salem, NC 27101**

GRANTEE

**Alpine WS, 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:

See Exhibit "A" Attached hereto.

Property address: 1506 E. Third Street, Winston-Salem, NC 27101

The property hereinabove described was acquired by Grantor by instruments recorded in Deed Book 3771, Page 3769, Forsyth County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or X 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; 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.

One Source Renovations LLC
a North Carolina limited liability company

By: *Marvin J. Luck*
Marvin J. Luck,
Managing Member

By: *Joseph Brian Cofer*
Joseph Brian Cofer,
Managing Member

State of NC - County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Marvin J. Luck, Managing Member of One Source Renovations 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 11 day of April, 2024.

My Commission Expires: Angela W. Campbell
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 9, 2027

Angela W. Campbell Notary Public

State of NC - County of Forsyth

I, Angela W. Campbell the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Joseph Brian Cofer, Managing Member of One Source Renovations 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 11 day of April, 2024.

My Commission Expires: Angela W. Campbell
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 9, 2027

Angela W. Campbell Notary Public

Exhibit "A"

BEGINNING at a point located in the Northeast corner of that property conveyed to Richard E. Nash in Deed Book 1027, Page 269, Forsyth County Registry, said beginning point also being located North 88 degrees 20 mins. East 74.18 feet from the southeast intersection of Third Street and Dunleith Avenue; and running from said beginning point along the southern right-of-way of Third Street, North 88 degrees 20 mins East 72.44 feet to an iron; thence South 1 degree 38 mins. East 154.23 feet along the West line of an alley to an iron; thence South 87 degrees 45 mins. 40 secs. West 71.95 feet to an iron; thence North 1 degree 49 mins. West 154.95 feet to the point and place of Beginning.

Tax Parcel Number: 6835-76-6978 (Block 0533, Lot 107)

Property Address: 1506 E. Third Street, Winston-Salem, NC 27101