

2024012124 00060

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$245.00

PRESENTED & RECORDED
 04/18/2024 11:58:20 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3802
PG: 1366 - 1368

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$245.00

Tax PIN: 6846-12-5006.000

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: Lot 251 East Fourteenth Development, PB 2, Pg 32-A, Forsyth County Registry

THIS DEED made this 16 day of April, 2024, by and between

GRANTOR

Rascal Bybee DPI Investments LLC
 a North Carolina limited liability company
 1610 Dale Earnhardt Blvd
 Kannapolis, NC 28083

GRANTEE

1409 Douglas Street Winston-Salem, LLC
 a North Carolina limited liability company
 3225 McLeod Drive, Ste 100
 Las Vegas, Nevada 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: 1409 Douglas Steet, Winston-Salem, NC 27105

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

The property hereinabove was acquired by Grantor by instrument recorded in Book 3776, Page 983 and a corrective non-warranty deed recorded in Deed Book 3802, Page 1102, Forsyth County Registry.

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.

Rascal Bybee DPI Investments LLC
a North Carolina limited liability company

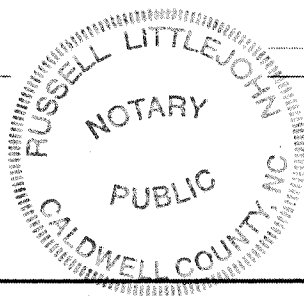
By [Signature]
Michael G. Boyd,
Authorized Agent

State of North Carolina - County of Mecklenburg

I, Russell Littlejohn the undersigned Notary Public of the County of Caldwell and State aforesaid, certify that Michael G. Boyd, Authorized Agent for Rascal Bybee DPI 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 16 day of April, 2024.

My Commission Expires: 12-12-2027



[Signature]
Russell Littlejohn Notary Public

Exhibit "A"

Beginning at an iron stake in the east line of Douglas Avenue; thence Northwardly with the east line of Douglas Avenue 50 feet to an iron stake; thence Eastwardly 125.5 feet to an iron stake; thence Southwardly 50 feet to an iron stake; thence Westwardly 125 feet to the place of beginning, and being known and designated as lot No. 251, as shown on the plat of East Fourteenth Street Development, as recorded in Plat Book 2, page 32-A, Register of Deeds Office of Forsyth County, North Carolina.

Property Address: 1409 Douglas Street, Winston-Salem, NC 27105