

2024017935 00013

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
06/04/2024 08:55:02 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3809
PG: 2932 - 2934

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

PIN: 6837-43-8825.000

Mail/Box to: Grantee – 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121

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

Brief description for the Index: Part of Lots 281 & 282 Montview, PB 1, Pg 106, Forsyth County Registry.

THIS DEED made this 31 day of may 2024 by and between

GRANTOR	GRANTEE
4129 Ogburn Avenue, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 Las Vegas, NV 89121	Alpine Acquisitions, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 4129 Ogburn Ave., Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3613, Page 1577, Forsyth County Registry.

All or a portion of the property herein conveyed includes or xx 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, if any. 2024 taxes are to be paid at closing.

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

4129 Ogburn Avenue, LLC
a North Carolina limited liability company

By: [Signature]
Print/Type Name & Title: A.T. Mathis, Manager of
Essential Properties LLC, a Nevada limited liability company,
Manager of 4129 Ogburn Avenue, LLC, a North Carolina limited
liability company

State of NEVADA - County of CLARK

I, the undersigned Notary Public of the County of CLARK and State aforesaid, certify that A. T. Mathis, Manager of Essential Properties LLC, a Nevada limited liability company, Manager of 4129 Ogburn Avenue, 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 31 day of MAY, 2024

My Commission Expires: 4-24-2027
(Affix Seal)

[Signature]
Patricia Peery Notary Public
Notary's Printed or Typed Name

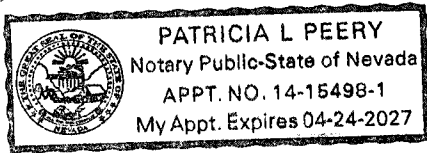


EXHIBIT "A"

BEGINNING at a point in the West margin of Ogburn Avenue, said point of beginning being 175 feet South of the Southwest intersection of Ogburn Avenue and Griffin Street; now known as Ontario Street; running thence along the West side of Ogburn Avenue, South 3° West 75 feet to a point; thence North 87° West, 200 feet to a point; thence North 3° East 75 feet to a point; thence South 87° East, 200 feet to the point and place of BEGINNING, being part of LOTS NOS. Two Hundred Eighty-One (281) and Two Hundred Eighty-Two (282) as shown on plat of "Montview", plat of said property being recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Ref: Book 1929, Page 2888; Lot 118B, Block 1507

4129 Ogburn Avenue, Winston-Salem, NC 27105