

2024017936 00014

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 06/04/2024 08:58:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3809
PG: 2935 - 2937

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

PIN -6835-76-6628.000; 6826-83-1436.000; 6845-38-3048.000; and 6834-83-3602.000

Mail/Box 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 50 Wheeler Add., PB 1, Pg 12; Lot 18, Block 1, Map of North Cherry St. Dev., PB 4, Pg 54-55;
 Lot 90 Masten Park, PB 2, Pg 19; and Lots 13,12 & 10 ft Strip off Lot 11, Block 18,
 Wachovia Development Co, PB 41, Pg 115, Forsyth County Registry

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

GRANTOR

Essential Properties NC, LLC
 a North Carolina limited liability company
 3225 McLeod Dr., Ste 100
 Las Vegas, NV 89121

GRANTEE

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: 137 N. Dunleith Ave., W.S., NC; 1710 Grant Ave., W.S., NC; 2845 Rowell St., WS., NC; and
 750, 752 & 746 Moravia Street, W.S., NC

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3333, Page 2211; Deed Book 3333, Page 2219; Deed Book 3574, Page 327, 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 © Revised 7/2013
 Printed by Agreement with the NC Bar Association

North Carolina Bar Association - NC Bar Form No. 3
 North Carolina Association of Realtors, Inc. - Standard Form 3

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, 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.

Essential Properties NC, 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 Essential Properties NC, 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 Essential Properties NC, 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 L Peery Notary Public
Notary's Printed or Typed Name

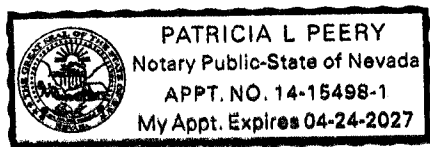


Exhibit "A"

Tract One: TAX PIN: 6835-76-6628.000 137 N. Dunleith Ave., WS, NC

Situate on the East side of Dunleith Avenue. BEGINNING at the Southwest corner of Lot No. 51; running thence East with the line of Lot No. 51, 142.33 feet to an iron stake; running thence South 50 feet to an iron stake corner of Lot No. 49, 141.59 feet to an iron stake on Dunleith Avenue; running thence North with Dunleith Avenue 50 feet to the BEGINNING. Said lot being known and designated as Lot No. 50 as shown on the map of Wheeler Addition as recorded in Plat Book 1, page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract Two: Tax PIN: 6826-83-1436.000 1710 Grant Ave., WS, NC

BEGINNING at a point, said point being located at the southeast corner of Lot No. 18, Block 1, as shown on a map of the N. Cherry Street Development which is recorded in Plat Book 4, pages 54 and 55 in the Office of the Registry of Deeds, Forsyth County, North Carolina, said point also being located in the western right of way line of Grant Avenue and running thence from said beginning point and with the southern line of Lot No. 18 as referred to above in a westwardly direction 135.55 feet to a point located in the southeast corner of that property conveyed by Evelyn E. Pardue (Widow) to the City of Winston-Salem, North Carolina recorded in Deed Book 996, Page 206, Forsyth County Registry, said point being in the new east right of way line of Cannon Avenue; thence with the new east right of way line of Cannon Avenue in a northerly direction 48 feet to a point, said point being located in the southern boundary line of Lot 19 on the hereinabove referred to plat; thence with the southern boundary line of the hereinabove referred to Lot 19 and in an eastwardly direction 135.55 feet to a point, said point being located in the northeast corner of the hereinabove referred to Lot No. 18, said point also being located in the western boundary line of Grant Avenue; thence with the western right of way line of Grant Avenue and in a southerly direction 48 feet to the point and place of BEGINNING, and being all of Lot No. 18 as shown in Plat Book 4, pages 54 and 55, Forsyth County Registry, save and except that strip of property conveyed to the City of Winston-Salem in Deed Book 966, Page 206, Forsyth County Registry. This property is also known as Tax Lot 18B and 18D, Block 1359, Forsyth County Registry.

Tract Three: Tax PIN: 6845-38-3048.000 2845 Rowell Street, WS, NC

BEING KNOWN AND DESIGNATED as Lot No. 90, as shown on the Map of Masten Park, as recorded in Plat Book 2, Page 19, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract Four: Tax PIN: 6834-83-3602.000 750,752 746 Moravia Street, WS, NC

Fronting on Moravia Street 110 feet and of that width extending Southwardly 150 feet, bounded on the North by Moravia Street, on the East by Lot No. 14; South by an alley and on the West by a 40 foot section of Lot No. 11. Being known and designated as Lots Nos. 13, 12 and a 10 foot strip off of the East side of Lot No. 11 in Block 18, Plat of Wachovia Development Company, recorded in Book 41, page 115, Register of Deeds Office of Forsyth County, North Carolina.