

2024021528 00093

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/01/2024 01:23:20 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3814
PG: 859 - 863

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Exise Tax: \$0.00

Recording Time, Book and Page:

Tax Map No.:

Parcel Identifier No. 6835-60-9767.000, 6838-71-6411.000, 6827-87-0546.000, 6837-53-3108.000, 6847-05-0690.000 and 6838-62-6151.000

Mailing after recording to: Apex Closing Services, LLC
8586 Potter Park Dr., Ste 103, Sarasota, FL, 34238

This instrument was prepared by: Phillip Lambeth, an Attorney licensed to practice law in North Carolina. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

TITLE NOT CERTIFIED OR EXAMINED, NOR CLOSING PERFORMED, BY PREPARER

THIS DEED, made this 27th day of June, 20 24, by and between

GRANTOR

EF3BA, LLC, a Delaware Limited Liability Company
Mailing Address: 2301E Riverside Drive, Austin, TX 78741

GRANTEE

EF3BR44, LLC, a Delaware Limited Liability Company
Mailing Address: 1710 Keller Pkwy #1797, Keller, TX 76248

Property Address: 1222 Gholson Ave, Winston-Salem, NC 27107
1231 Winfield Dr, Winston-Salem, NC 27105
222 Melody Ln, Winston-Salem, NC 27105
625 Efird St, Winston-Salem, NC 27105
4991 Keehlen Ave, Winston-Salem, NC 27105
5315 Pine View Dr, Winston-Salem, NC 27105

submitted electronically by "Apex Closing Services LLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, all that certain lot, parcel of land or condominium unit, lying and being in the County of Forsyth, State of North Carolina, and more particularly described as follows:

Parcel 1:

All that certain lot or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lots 127 and 128 as shown on Map of Columbia Heights Extension as recorded in Plat Book 2 at Page 75 in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Commonly Known As: 1222 Gholson Ave, Winston-Salem, NC 27107 (Forsyth)
Parcel ID: 6835-60-9767.000**

All or a portion of the property hereinabove described as acquired by the Grantor by instrument recorded in Book RE 3735, Page 2613, in the Office of the Register of Deeds for Forsyth County, State of North Carolina.

Parcel 2:

All that certain lot or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being a lot on Fairway Street, and being known and designated as Lot No. 12, on Map of Section No. 2 of Pleasant View Development, as recorded in Plat Book 6, Page 151, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which is hereby made for a more definite and particular description.

**Commonly Known As: 1231 Winfield Dr, Winston-Salem, NC 27105 (Forsyth)
Parcel ID: 6838-71-6411.000**

All or a portion of the property hereinabove described as acquired by the Grantor by instrument recorded in Book RE 3737, Page 682, in the Office of the Register of Deeds for Forsyth County, State of North Carolina.

Parcel 3:

All that certain lot or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and Designated as Lot V as shown on the Plat of "Revision of part of Retnuh Hills, Section 2 & 3, W. G. Bobbitt, Jr., Owner", by John G. Bane, C. E., as recorded in Plat Book 24, Page 94, Forsyth County Registry, reference to said plat is hereby made for a more particular description. See also plat of Retnuh Hills, Section 3, as recorded in Plat Book 18, Page 111, Forsyth County Registry.

**Commonly Known As: 222 Melody Ln, Winston-Salem, NC 27105 (Forsyth)
Parcel ID: 6827-87-0546.000**

All or a portion of the property hereinabove described as acquired by the Grantor by instrument recorded in Book RE 3721, Page 3739, in the Office of the Register of Deeds for Forsyth County, State of North Carolina.

Parcel 4:

All that certain lot or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 165 as shown on the map of Montview as recorded in Plat Book 1, Page 106 (4) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more definite description.

**Commonly Known As: 625 Efird St, Winston-Salem, NC 27105 (Forsyth)
Parcel ID: 6837-53-3108.000**

All or a portion of the property hereinabove described as acquired by the Grantor by instrument recorded in Book RE 3736, Page 3446, in the Office of the Register of Deeds for Forsyth County, State of North Carolina.

Parcel 5:

Being known and designated as Lot No. 20 as shown on the Map of Heniger View as recorded in Plat Book 2, Page 61, in the office of the register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

**Commonly Known As: 4991 Keehlen Ave, Winston-Salem, NC 27105 (Forsyth)
Parcel ID: 6847-05-0690.000**

All or a portion of the property hereinabove described as acquired by the Grantor by instrument recorded in Book RE 3738, Page 921, in the Office of the Register of Deeds for Forsyth County, State of North Carolina.

Parcel 6:

All that certain lot, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Beginning at an iron stake in the eastern right of way line of Pineview Drive, said beginning point being the southwest corner of Lot #1 on the Map of Pine View Park which is recorded in Plat Book 17 at Page 3 in the Forsyth County Registry; thence runny with the southern margin of Lot #1 South 84 degrees 36 minutes 28 seconds East 176.34 feet to an axle; thence running South 42 degrees 03 minutes 30 seconds West 110.60 feet to an iron stake, thence running North 85 degrees 20 minutes 42 seconds West 160.94 feet to an iron stake in the eastern right of way line of Pine View Drive: thence with said right of way line North 3d degrees 32 minutes 21 seconds East 103.95 feet to the point and place of beginning, also known as Lot #55, Block 3003 on the Forsyth County Tax Map.

**Commonly Known As: 5315 Pine View Dr, Winston-Salem, NC 27105 (Forsyth)
Parcel ID: 6838-62-6151.000**

All or a portion of the property hereinabove described as acquired by the Grantor by instrument recorded in Book RE 3755, Page 4187, in the Office of the Register of Deeds for Forsyth County, State of North Carolina.

Pursuant to NCGS 105-317.2 Grantor certifies that the property ____ does does not include the Grantor's primary residence.

TO HAVE AND TO HOLD, the aforesaid lot, parcel of land or condominium unit, 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 except for the exceptions hereinafter stated.

THIS CONVEYANCE is made and accepted subject to the lien for current taxes and other assessments and all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may appear of record, if any, affecting the above described property.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

EF3BA LLC, a Delaware Limited Liability Company

By, [Signature] (SEAL)
Name: Chad Collishaw
Title: Authorized Signor

TEXAS, Travis COUNTY

I certify that the Chad Collishaw as Authorized Signor
of EF3BA LLC, a Delaware Limited Liability Company, in his/her full and authorized capacity
on behalf of said Company, personally appeared before me this day, and acknowledging to me
that he/she signed the foregoing document. Witness my hand and official stamp or seal this the
27th day of June, 2024.

Nathalie
Notary Public
My Commission expires: 2-1-2028

