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FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$415.00

PRESENTED & RECORDED

07/23/2024 04:28:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3817**PG: 2952 - 2953****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$415.00Parcel Identification No. 6823-99-2573.000Title Insurance Company: OS National, LLC - OD DivisionMail/Box to: Opendoor Property Trust I, a Delaware Statutory Trust, 410 North Scottsdale Road, Ste. 1600, Tempe, AZ 85288This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: PART OF LOT 3 AG HEGE PROPERTY - METES AND BOUNDSTHIS DEED made this 23rd day of July, 2024 by and between

GRANTOR	GRANTEE
Lucy Gordon Flynn, a widow	Opendoor Property Trust I, a Delaware Statutory Trust
<i>Mailing Address:</i> 118 Cummings Court Lexington, NC 27295	<i>Mailing Address:</i> 410 North Scottsdale Road Ste. 1600 Tempe, AZ 85288
	<i>Property Address:</i> 1551 Ethel Drive Winston-Salem, NC 27127

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

Submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEGINNING at an iron stake in the north right of way line of Ethel Drive (State Road 3039), said iron stake being located 185 feet in an eastwardly direction, as measured along said right of way line, from the northeast intersection of Ethel Drive and Brewer Road, said beginning point also being located at the southeast corner of that property described in Deed Book 1026, page 622 of the Forsyth County Registry; running thence from said Beginning point, North 01° 37' West with the eastern lines of Norman R. Bodsford (now or formerly) and Donald T. Stamey (now or formerly), a distance of 221.85 feet to an iron pipe in the south line of Pine Knolls Development (see Plat Book 12, page 156); running thence with the south line of said development, South 88° 22' East 114.69 feet to an iron pipe, said iron pipe also being the northwest corner of the lot described in Deed Book 1038, page 665, Forsyth County Registry; thence South 04° 45' West 222.7 feet to an iron pipe in the north right of way line of Ethel Drive; running thence with said right of way line, North 87° 57' West 90 feet to the point and place of Beginning, as taken from a plat of survey prepared by Otis A. Jones, dated January 27, 1973, of the property of Roger G. Norman and wife, Sarah S. Norman (Job No. 7417-1). The above described property is part of Lot 3 of the A.G. Hege Property, a map of which is recorded in Plat Book 10, page 96 of the Forsyth County Registry. For further reference see Deed Book 957, page 185 of the Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1627 Page 1255

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

A map showing the above described property is recorded in Plat Book 10, Page 96.

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, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

Lucy Gordon Flynn by Bridgette G. Meekins
Lucy Gordon Flynn by Bridgette G. Meekins, her Attorney-In-Fact

State of North Carolina County of Guilford

Vincent McKinney, a Notary Public in and for said County and State, do hereby certify that Bridgette G. Meekins, personally appeared before me this day, and being by me duly sworn, says that (s)he executed the foregoing and annexed instrument for and in behalf of Lucy Gordon Flynn and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds for Forsyth County, North Carolina in Book 3241 at Page 449 and that this instrument was executed under and by virtue of the authority given by said instrument granting his/her power of attorney; that the said Bridgette G. Meekins, Agent, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Lucy Gordon Flynn. Therefore, let the said instrument, together with this certificate, be registered.

WITNESS my hand and official stamp or seal, this the 23 day of July, 2024.

My Commission Expires: 10/24/2026

Vincent McKinney
Notary Public

Vincent McKinney
Notary's printed or typed name

