

**2024029107 00032**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$300.00**PRESENTED & RECORDED  
08/29/2024 08:42:10 AM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3823**  
**PG: 3381 - 3385****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$300.00

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Parcel Identifier No. See Exhibit A

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

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Mail to: T. Dan Womble, Esq., 3802-A Clemmons Rd., Clemmons, NC 27012

This instrument was prepared by: Erin Culbertson, Esq.

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 26 day of August, 2024, by and between

GRANTOR	GRANTEE
CAPA Real Estate LLC  301 N. Main St., Suite 501 Greenville, SC 29601	Alpine East LLC  1111 Salem Valley Road Winston-Salem, NC 27103

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine, or neuter as required by the context.

NO TITLE SEARCH WAS PERFORMED OR REQUESTED IN THE PREPARATION OF THIS DEED.

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, its entire interest in and to that certain lot or parcel of land situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

**See Exhibit "A" attached hereto and incorporated herein by this reference**

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.

All or a portion of the property herein conveyed does not include the primary residence of 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 covenant with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and forever defend the title against the lawful claims of all persons claiming by, under, or through Grantor, other than the following exceptions:

Easements, restrictions, and rights of way of record, if any, and ad valorem property taxes for the current year and each year subsequent thereafter.

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

**CAPA Real Estate LLC,**  
a South Carolina limited liability company

By: CAPA Management, LLC  
Its: Manager

By: [Signature]  
Name: Gaston Albergotti  
Title: Member

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STATE OF SOUTH CAROLINA – COUNTY OF GREENVILLE

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that s/he voluntarily signed the foregoing instrument for the purpose stated herein and in the capacity indicated:

Gaston Albergotti, Member of CAPA Management, LLC, as Manager of CAPA Real Estate LLC

Date: 8/26/24

[Signature]

Official Signature of Notary  
Print Name: Erin Culbertson  
My commission expires: 6/4/2028

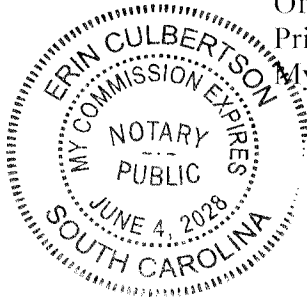


Exhibit "A"

**Parcel 1: 2201 Euclid Street Tax PIN: 6816-58-7773.000**

BEING as lot fronting 75 feet on the south side of Fairview Street, and of that width, 75 feet, extending southwardly between parallel lines, along the west side of Austin Avenue, a distance of 110 feet; being known and designated as the East one-half of Lots Nos. 143 and 144, on the map of Polo Acres, as recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Parcel 2: 2333 Redbud Lane Tax PIN: 6816-59-0046.000**

BEING KNOWN AND DESIGNATED as Lot 62 as set out upon Map of Polo Acres, a plat of which is recorded in Plat Book 10, Page 55, in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more full and complete description.

**Parcel 3: 2343 Redbud Lane Tax PIN: 6816-49-9046.000**

Being Known and Designated as Lot 64 on the map of Polo Acres, formerly Darby Heights, plats of which are duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 8, Page 176 and Plat Book 10, Page 55, reference to said plats is hereby made for a more particular and definite description.

Parcel 4: 837 E. Devonshire St. Tax PIN: 6834-95-2597.000

**Tract One:**

**BEGINNING** at a point in the northern line of East Devonshire Street 150 feet west from the intersection of the northern line of East Devonshire Street and the western line of Burgandy Street (O/k/a Francis Street, also O/k/a Dean Street); running thence eastwardly along the northern line of East Devonshire Street 50 feet to a point, running thence northwardly and parallel with Burgandy Street 150 feet to a point in the southern line of an old alley, running thence westwardly with the line of the old alley, and parallel with East Devonshire Street, 50 feet to a point in the southern line of said old alley, and running thence southwardly and parallel with Burgandy Street 150 feet to a point in the northern line of East Devonshire Street, said point being the point of beginning.

The above described property is also known as Lot 111, Tax Block 742, Winston Township, Forsyth County, North Carolina.

**Tract Two:**

**BEGINNING** at the northwestern corner of Lot 111, Tax Block 742, Winston Township, Forsyth County, running thence eastwardly along the northern line of said Lot 111 50 feet to the northeastern corner of said Lot 111, running thence northwardly and parallel with Burgandy Street 7.5 feet to a point located in the former centerline of an old unnamed 15' alley, now closed; running thence westwardly with the centerline of the old alley, and parallel with Sprague Street and East Devonshire Street, 50 feet to a point still on the former centerline of said old, now closed, alley; and running thence southwardly and parallel with Burgandy Street 7.5 feet to the northwestern corner of Lot 111, Tax Block 742, Winston Township, Forsyth County, said point being the point of beginning.

The above described property is a 7.5' by 50' strip of land lying immediately to the north of Lot 111, Tax Block 742, Winston Township, Forsyth County, North Carolina, which strip was once part of an unnamed 15' alleyway, a portion of which is now closed by Resolution of the Board of Aldermen of the City of Winston-Salem, NC. See Book 1903, Page 0305, Forsyth County Registry.

Parcel 5: 324 W. Twenty Third Street TAX PIN: 6836-04-3639.000

Lying on the South Side of West 23<sup>rd</sup> Street and BEGINNING at a stake 100 feet East of the Southeast intersection of West 23<sup>rd</sup> Street with Pittsburg Avenue, and running thence Eastwardly along the South side of 23<sup>rd</sup> Street, 40 feet to a stake, the Northwest corner of Lot 18; thence Southwardly 126 feet to a stake, the Southwest corner of Lot 18; thence Westwardly 40 feet to a stake; thence Northwardly 126 feet to a stake on the South side of West 23<sup>rd</sup> Street to the place of BEGINNING.

**Parcel 6: 408/412 Devonshire Street Tax PIN: 6834-65-0932.000 (408 Devonshire)  
Tax PIN: 6834-65-0984.000 (412 Devonshire)**

BEING KNOWN AND DESIGNATED as Lots 5 & 7, Block 56, as shown on the Map of the Winston-Salem Land and Improvement Company as shown on map originally recorded in Book 40, Page 395, and subsequently recorded in Plat Book 4, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more complete description. Property address: 408 and 412 Devonshire Street.

**Parcel 7: 2014 Dellabrook Drive Tax PIN: 6836-92-5814.000**

BEING KNOWN AND DESIGNATED as Lot No. 106 as shown on the map of Overbrook recorded in Plat Book 1, Pages 5-A in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.