

**2024032450 00052**

FORSYTH COUNTY NC FEE \$26.00  
GIFT DEED  
PRESENTED & RECORDED  
09/25/2024 11:26:52 AM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3827  
PG: 3415 - 3418

**EXCISE TAX: \$0.00**

**Parcel No.** THERE ARE 4 PROPERTIES. SEE SPECIAL INSTRUCTION

**This Instrument Prepared By:**

THOMAS ALLGOOD NC Bar No. 59838  
o/b/o BC LAW FIRM, P.A.  
1521 CONCORD PIKE SUITE 301  
WILMINGTON, DE 19803

**Recordation Requested By/Return to:**

PRIORITY TITLE & ESCROW  
641 LYNNHAVEN PKWY, STE 200  
VIRGINIA BEACH, VA 23452  
File No. 082419648-NC FORSYTH

**Send Tax Notices to:**

EF3BR5 LLC, A DELAWARE LIMITED LIABILITY COMPANY  
11215 Conroy Ln, Bldg. 2  
Manchaca, TX 78652

**FOR RECORDER'S USE ONLY**

**NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed executed this 18 day of September, 2024, for good consideration, I (we) **EF3BA, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 11215 Conroy Ln, Bldg. 2, Manchaca, TX 78652, hereby bargain, deed, and convey to **EF3BR5 LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 11215 Conroy Ln, Bldg. 2, Manchaca, TX 78652, the following described land in FORSYTH County, North Carolina, free and clear with WARRANTY COVENANTS; to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**A map showing the above-described property is recorded in Plat Map Book \_\_\_\_, Page \_\_\_\_.**

Property Address: 916 AUREOLE ST, WINSTON SALEM, NC 27107

This instrument was prepared without the benefit of a title examination.

Pursuant to NCGS 105-317.2, the parties certify that the property herein described does \_\_\_\_ does not X include the primary residence of the grantor(s).

TO HAVE AND TO HOLD and the aforesaid lot or parcel of land and all appurtenances thereto belonging to the Grantee in fee simple.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, this instrument was executed by the undersigned Grantor on this 18 day of September, 2024.

**EF3BA, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

**By: PALADIN REAL ESTATE GROUP LLC, a Delaware limited liability company**

**Its: Manager**

By: 

Name: Chad Collishaw

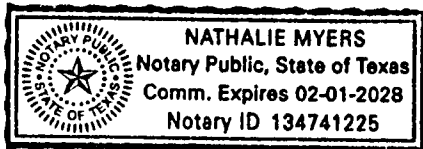
Title: Manager

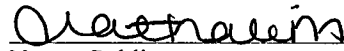
STATE OF Texas )  
 ) SS.  
COUNTY OF Travis )

I, a Notary Public of the County and State aforesaid, certify that Chad Collishaw of **EF3BA, LLC, A DELAWARE LIMITED LIABILITY COMPANY** its Manager, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18 day of September, 2024.

(seal)



  
Notary Public  
Printed Name: Nathalie Myers  
My Commission Expires: 2-1-2028

**EF3BA, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

**By: PALADIN REAL ESTATE GROUP LLC, a Delaware limited liability company**

**Its: Manager**

By: 

Name: Cruz Sierra

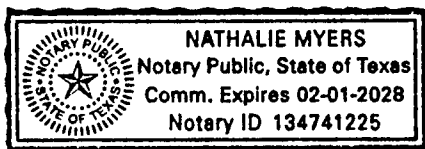
Title: Manager

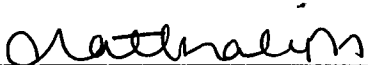
STATE OF Texas )  
 ) SS.  
COUNTY OF Travis )

I, a Notary Public of the County and State aforesaid, certify that **Cruz Sierra of EF3BA, LLC, A DELAWARE LIMITED LIABILITY COMPANY** its Manager, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18 day of September, 2024.

(seal)



  
Notary Public  
Printed Name: Nathalie Myers  
My Commission Expires: 2-1-2028

**EXHIBIT "A"****Parcel 1:**

Beginning at an iron stake in the Southern right of way line of Aureole Street, said iron stake being 242.70 ft East of the Southeast intersection of Aureole Street and Burgandy Street, and running thence from said beginning iron stake along the Southern right of way line of Aureole Street South 76° 00' East 60.0 ft. to an iron stake; thence South 08° 29' West 150.80 ft. to an iron stake in the Northern right of way line of a 15 foot alley; thence with the Northern right of way line of said alley North 76° 00' West 60.0 ft to an iron stake; thence North 08° 29' East 150.80 ft. to the point and place of beginning, same being that property surveyed and platted by Joseph E. Franklin, R L. S. on the 29th day of November, 1966.

Commonly Known As: 916 Aureole St, Winston-Salem, NC 27107 (Forsyth)

Parcel ID: 6834-93-5772.000

**Parcel 2:**

All that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"): Being known and designated as Lot 222 as shown on the map of Easton as recorded in Plat Book 14. Page 23 (4) in the office of the Register of Deeds of Forsyth County. North Carolina. reference to which map is hereby made for a more particular description.

Commonly Known As: 1078 Betty Dr, Winston-Salem, NC 27107 (Forsyth)

Parcel ID: 6844-11-8012.000

**Parcel 3:**

Fronting 47.5 feet on the West side of Manchester Street, and extending back westwardly between parallel lines 150 feet, and being designated as Lot No. 16 on the plat of City View Development, W. H. Bondurant, owner, said plat being recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Plat Book 1, Page 108.

Commonly Known As: 2616 Manchester St, Winston-Salem, NC 27105 (Forsyth)

Parcel ID: 6846-06-0525.000

**Parcel 4:**

Being Known and Designated as Lot No. 127, as shown on the Map of Georgetown, Section 3, which is recorded in Plat Book 24 at Page 109, and revised in Plat Book 24 at Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Commonly Known As: 3813 Pembroke Rd, Winston-Salem, NC 27106 (Forsyth)

Parcel ID: 6818-01-3703.000