

2024032538 00139

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$264.00

PRESENTED & RECORDED
 09/25/2024 04:04:29 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3827
PG: 4019 - 4021

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$264.00

Tax PIN: 6835-99-0149.000

Mail to: Grantee: 67 E. Madison Street, #1510, Chicago, IL 60603

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: Lot 378 Plat of North Cameron Park Addition, PB 8, Pg 217 (8-sheets), Forsyth County Registry

THIS DEED made this 23 day of September, 2024, by and between

GRANTOR

Rascal Bybee DPI Investments LLC
a North Carolina limited liability company
1620 Dale Earnhardt Blvd.
Kannapolis, NC 28083

GRANTEE

The IRA Club, LLC
an Illinois limited liability company
fbo IRA 1005249
67 E. Madison Street, #1510
Chicago, IL 60603

The designation Grantor and Grantee as used herein shall include said parties, their 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto.

Property address: 834 Rich Ave., Winston-Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3779, Page 1122, Forsyth County Registry.

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

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 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; violated zoning ordinances, if any, 2024 taxes are to be prorated.

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

Rascal Bybee DPI Investments LLC
a North Carolina limited liability company

By: *Michael G. Boyd*

Michael G. Boyd,
Authorized Agent

State of NC - County of Mecklenburg

I, Lori R. Hill the undersigned Notary Public of the County of Cabarrus and State aforesaid, certify that Michael G. Boyd, Authorized Agent for Rascal Bybee DPI Investments 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 23rd day of September, 2024.

My Commission Expires: 02/09/2026

Lori R. Hill
Notary Public

LOR: R. HILL

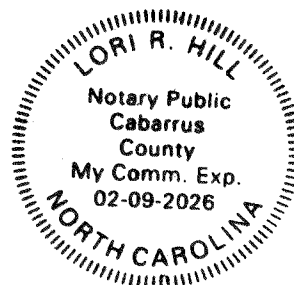


EXHIBIT "A"

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake on the west side of Rich Avenue, said point of beginning being 350 feet south of the southwest intersection of Rich Avenue and Ninth Street, it also being the southeast corner of Lot No. 380; running thence along the west line of Rich Avenue south $3^{\circ} 10'$ west 50 feet to an iron stake, the northeast corner of Lot No. 376; thence along the north line of Lot No. 376 north 88° west 105 feet to an iron stake on the east side of a 10-foot alley; thence along the east side of said alley north $3^{\circ} 10'$ east 50 feet to an iron stake, the southwest corner of Lot No. 380; thence along the south line of Lot No. 380 south 88° east 105 feet to an iron stake on the west side of Rich Avenue, the place of BEGINNING. Being known and designated as Lot No. 378, as shown on the plat of North Cameron Park Addition, plat of said property recorded in Plat Book 8 page 217 (8- sheets), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Property Address: 834 Rich Ave Winston Salem NC 27101
Parcel ID: 6835-99-0149