

2024032718 00152

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$253.00

PRESENTED & RECORDED

09/26/2024 04:05:20 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3828

PG: 574 - 575

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$253.00

TAX PIN: 6834-65-0932.000

Mail/Box to: Grantee – 3225 McLeod Drive, Ste 100, Las Vegas, NV 89121

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

Brief description for the Index: Lot 5 Map of the Winston-Salem Land & Investment Co, PB 4, Pg 147, Forsyth County Registry

THIS DEED made this 24 day of September 2024 by and between

GRANTOR

Alpine East LLC
a North Carolina limited liability company
1111 Salem Valley Road
Winston-Salem, NC 27103

GRANTEE

Century One, LLC
a North Carolina limited liability company
3225 McLeod Dr., Ste 100
Las Vegas, NV 89121

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

BEING KNOWN AND DESIGNATED as Lot 5, 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 E. Devonshire Street, Winston-Salem, NC 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3823, page 3381, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a 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 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 and restrictions of record, if any. 2024 taxes are to be paid at closing.

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

Alpine East LLC
a North Carolina limited liability company

By: *Nicole Di Braccio*
Print/Type Name & Title: Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Managing Member of Alpine East LLC, a North Carolina limited liability company

State of IL - County of DuPage

I, the undersigned Notary Public of the County of DuPage and State aforesaid, certify that Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Managing Member of Alpine East 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 24th day of Sept, 2024.

My Commission Expires: 1/19/2025
(Affix Seal)

Piedad Santiago
Piedad Santiago Notary Public
Notary's Printed or Typed Name

