

2024035222 00049

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED

10/17/2024 10:36:23 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3831**PG: 1755 - 1756****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$490.00Parcel Identification No. 5896-79-3417.000Title 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: LOT 90, WHISPERING WINDS, SECTION 1THIS DEED made this 17 day of October, 2024 by and between**GRANTOR****Gregory Charles Richards and Julie Ann Richards, husband and wife***Mailing Address:*

3710 Ashlawn drive

j

Winston salem, NC 27106

GRANTEE**Opendoor Property Trust I, a Delaware Statutory Trust***Mailing Address:*

410 North Scottsdale Road

Ste. 1600

Tempe, AZ 85288

Property Address:

2145 Storm Canyon Road

Winston-Salem, NC 27106

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:

BEING known and designated as Lot No. 90, as shown on the map of Whispering Winds, Section 1, as recorded in Plat Book 25, Page 115 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3308 Page 1419.

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

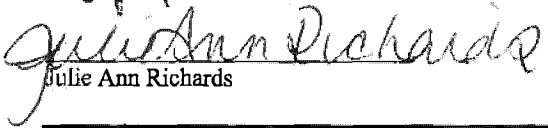
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, 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.


Gregory Charles Richards


Julie Ann Richards

STATE OF NORTH CAROLINA
COUNTY OF Onitford

I, Cynthia L Walton, Notary Public, do hereby certify that Gregory Charles Richards and Julie Ann Richards personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 17 day of October, 2024.


Official Signature of Notary

My Commission Expires: 12-4-2027

