

2024036637 00043

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$268.00

PRESENTED & RECORDED
10/29/2024 10:43:24 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3833
PG: 1210 - 1211

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$268.00

PIN: 6834-80-7709.000

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

This instrument was prepared by: T. Dan Womble, Attorney at Law a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lots 41 & 42, Block B, E.B. Cassel Farm, PB 3, Pg 84, Forsyth County Registry.

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

GRANTOR	GRANTEE
Alpine WS, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 Las Vegas, NV 89121	824 Barney Ave, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 67 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 41 & 42 in Block B of the E.B. Cassel Farm, Map of which is recorded in Plat Book 3, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 824 Barney Ave., Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3800, Page 316 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 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 pro-rated.

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

Alpine WS, LLC
a North Carolina limited liability company

By: *Nicole DiBraccio* (SEAL)
Nicole DiBraccio, Manager

State of IL. - County of Dupage

I, the undersigned Notary Public of the County of Dupage and State aforesaid, certify that Nicole DiBraccio, Manager of Alpine WS, 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 Oct. 2024.

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

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

