

2024039635 00078FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$136.00

PRESENTED & RECORDED

11/21/2024 12:11:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3837**PG: 616 - 618****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$136.00

PIN: 6834-05-9951.000

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

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: 521 W. Brookline Street, W.S.,NC

THIS DEED made this 19th day of November, 2024 by and between

GRANTOR	GRANTEE
Ricky H. Gobble and wife, Marlyn Kay Gobble 400 Gobble Lane Winston-Salem, NC 27107	The IRA Club, LLC an Illinois limited liability company, as Administrator and Meridian Bank, as Custodian FBO IRA 2002116- 50.5% ownership; and FBO HSA 8000081 – 33.6% ownership; and FBO IRA 2002115 – 10.75% ownership; and FBO IRA 5000138 – 5.15% ownership as tenants in common 67 E. Madison Street, #1510 Chicago, IL 60603

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:

See Exhibit "A" Attached hereto.

Property Address: 521 W. Brookline Street, Winston-Salem, NC 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2646, Page 2455, 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.

Ricky H. Gobble (SEAL)
Ricky H. Gobble

Marlyn Kay Gobble (SEAL)
Marlyn Kay Gobble

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that ~~XXXXXX, XXXXXX~~
~~XXXXXX, XXXXXX~~ AWC Ricky H. Gobble and wife, Marlyn Kay Gobble 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 19 day of November 2024

My Commission Expires: 02-09-2027
(Affix Seal)

Angela W. Campbell Notary Public
Notary's Printed or Typed Name

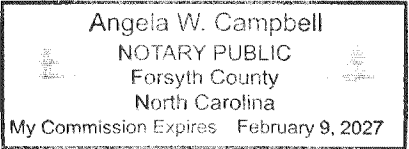


Exhibit "A"

BEGINNING at an iron stake in the north line of Brookline Street (formerly Lexington Drive), 197.7 feet eastwardly from the east line of Daniel Street, a new corner; thence along a new line North 03 degrees 26 minutes West 95.4 feet to an iron stake on the south bank of a creek; thence continuing along said line 5.6 feet to a point in the center of said creek; thence northeastwardly with the center of said creek 68.3 feet to a point, a new corner; thence South 01 degree 54 minutes West 5.1 feet to an iron stake on the south bank of said creek; thence continuing with said line 108.4 feet to an iron stake in the curved north line of Brookline Street; thence with the curved north line of Brookline Street South 82 degrees 34 minutes West 56.1 feet to the place of **BEGINNING**. Being known and designated as the west portion of Lot 5 and the east portion of Lot 4 as shown on the Map of Bahnson Place Addition as recorded in Plat Book 2 at Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 841 at Page 107, Forsyth County Registry.