

2024040269 00082

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$514.00

PRESENTED & RECORDED

11/26/2024 12:31:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3837

PG: 4456 - 4457

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$514.00Parcel Identification No. 6817-56-9977.000Title 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 1, PB54/P40THIS DEED made this 20 day of November, 2024 by and between**GRANTOR****GRANTEE****Joanna Miller a/k/a Joanna Newcomer, a Freetrader****Opendoor Property Trust I, a Delaware Statutory Trust***Mailing Address:*

1565 Woods Road
 b07
 Winston-Salem, NC 27106

Mailing Address:

410 North Scottsdale Road
 Ste. 1600
 Tempe, AZ 85288

Property Address:

4555 Old Town Drive
 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 1, as shown on the map entitled DIVISION OF LOT 028A, TAX BLOCK 3459, as recorded in Plat Book 54, Page 40, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

*****Non-titled spouse, Samantha Rae Miller waived all marital interest in Agreement recorded in Book 3834 at Page 4267.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3544 Page 2406.

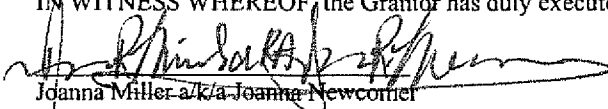
All or a portion of the property herein conveyed _____ includes or xx does not include the primary residence of a Grantor.

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:

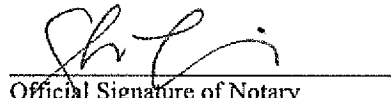
Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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


Joanna Miller a/k/a Joanna Newcornier

STATE OF NORTH CAROLINA
COUNTY OF Onitford

I, Cynthia L Walton, Notary Public, do hereby certify that Joanna Miller personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 20 day of November, 2024.


Official Signature of Notary

My Commission Expires: 12-4-2027

