

2025002178 00095

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$353.00

PRESENTED & RECORDED
 01/23/2025 03:19:57 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3845
PG: 2715 - 2717

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$353.00

PIN 6837-43-8825.000

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

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

Brief description for the Index: Part of Lots 281 & 282 Plat of Montview, PB 1, Pg 106, Forsyth County Registry

THIS DEED made this 15 day of January, 2025 by and between

GRANTOR

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

GRANTEE

The IRA Club, LLC,
 an Illinois limited liability company
 fbo IRA 1005095
 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: 4129 Ogburn Avenue, Winston-Salem, Nc 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3809, Page 2932, 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. 2025 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 Acquisitions, LLC
a North Carolina limited liability company

By: *Nicole Di Braccio*

Print/Type Name & Title: Nicole Di Braccio, Manager

State of Illinois - County of Dupage

I, the undersigned Notary Public of the County of Dupage and State aforesaid, certify that Nicole Di Braccio, Manager of Alpine Acquisitions, 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 15th day of January, 2025.

My Commission Expires: 7/7/2027
(Affix Seal)

Kristen L. Murzyn
Kristen L. Murzyn Notary Public
Notary's Printed or Typed Name

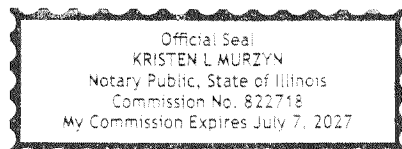


EXHIBIT "A"

BEGINNING at a point in the West margin of Ogburn Avenue, said point of beginning being 175 feet South of the Southwest intersection of Ogburn Avenue and Griffin Street; now known as Ontario Street; running thence along the West side of Ogburn Avenue, South 3° West 75 feet to a point; thence North 87° West, 200 feet to a point; thence North 3° East 75 feet to a point; thence South 87° East, 200 feet to the point and place of BEGINNING, being part of LOTS NOS. Two Hundred Eighty-One (281) and Two Hundred Eighty-Two (282) as shown on plat of "Montview", plat of said property being recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Ref: Book 1929, Page 2888; Lot 118B, Block 1507

4129 Ogburn Avenue, Winston-Salem, NC 27105