

2025004122 00050

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$388.00

PRESENTED & RECORDED
 02/11/2025 12:24:38 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3847
PG: 4422 - 4424

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$388.00

PIN: 6835-76-6978.000

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: 1506 E. Third Street, W.S., NC

THIS DEED made this 20th day of January, 2025 by and between

GRANTOR	GRANTEE
<p>Alpine WS, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 Las Vegas, NV 89121</p>	<p>1506 E 3rd St, Winston-Salem NC, LLC a North Carolina limited liability company 3225 McLeod Dr., Ste 100 Las Vegas, NV 89121</p>

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.

Property Address: 1506 E. Third Street, Winston-Salem, NC 27101

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3801, Page 2890, 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; 2025 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 Di Braccio* (SEAL)
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 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 20 day of January 2025.

My Commission Expires: 8/11/27
(Affix Seal)

C.S. Margosian III
Charles S. Margosian III Notary Public
Notary's Printed or Typed Name

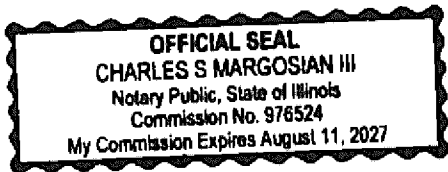


Exhibit "A"

BEGINNING at a point located in the Northeast corner of that property conveyed to Richard E. Nash in Deed Book 1027, Page 269, Forsyth County Registry, said beginning point also being located North 88 degrees 20 mins. East 74.18 feet from the southeast intersection of Third Street and Dunleith Avenue; and running from said beginning point along the southern right-of-way of Third Street, North 88 degrees 20 mins East 72.44 feet to an iron; thence South 1 degree 38 mins. East 154.23 feet along the West line of an alley to an iron; thence South 87 degrees 45 mins. 40 secs. West 71.95 feet to an iron; thence North 1 degree 49 mins. West 154.95 feet to the point and place of Beginning.

Tax Parcel Number: 6835-76-6978 (Block 0533, Lot 107)

Property Address: 1506 E. Third Street, Winston-Salem, NC 27101