

**2025005326 00063**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$402.00**

PRESENTED & RECORDED  
 02/21/2025 12:12:30 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3849**  
**PG: 2057 - 2058**

### NORTH CAROLINA GENERAL WARRANTYDEED

Excise Tax: \$402.00

Parcel Identification No. 6844-00-7676.000

Title Insurance Company: TitleVest Agency, LLC

Mail/Box to: OP SPE PHX1, LLC, a Delaware Limited Liability Company, 433 South Farmer Avenue, Suite 500, Tempe, AZ 85281

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT 103, EASTON

THIS DEED made this 6 day of February, 2025 by and between

GRANTOR	GRANTEE
<b>Casa Blanca Investments, LLC, a North Carolina Limited Liability Company</b>  <i>Mailing Address:</i> 307 Indian Trail Road South Indian Trail, NC 28079	<b>OP SPE PHX1, LLC, a Delaware Limited Liability Company</b>  <i>Mailing Address:</i> 433 South Farmer Avenue Suite 500 Tempe, AZ 85281  <i>Property Address:</i> 1010 Louise Road Winston-Salem, NC 27107

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 Number 103, as shown on the Map of Easton, which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 14, Page 23 (4), reference to which is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3722 Page 3785.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or xxx 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.

Casa Blanca Investments, LLC, a North Carolina Limited Liability Company

By: [Signature]  
Jefte Blanco, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Jack Milne, a notary, certify that Jefte Blanco, Member/Manager of Casa Blanca Investments, LLC personally came before me this day and acknowledged that he/she is Member/Manager of Casa Blanca Investments, LLC, a Limited Liability Company, and that he/she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 6 day of February, 2025.

[Signature]  
Official Signature of Notary

My Commission Expires: November 20, 2029

