

2025007248 00085

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 03/07/2025 12:10:39 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3851
PG: 4274 - 4275

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. 6846-95-8896.000

Title Insurance Company: _____

Mail/Box to: Grantee

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

Brief description for the Index: Lot 58, Silver Chalice, Sec. 2

****SELLER DOCUMENT PREP. NO TITLE SEARCH PERFORMED****

THIS DEED made this _____ day of March, 2025 by and between

GRANTOR	GRANTEE
Opendoor Property J LLC, a Delaware Limited Liability Company <i>Mailing Address:</i> 410 North Scottsdale Road, Suite 1600 Tempe, AZ 85281	Eric Ryan Czarnecki and Kathleen MacKenzie Czarnecki, a married couple <i>Mailing Address:</i> 3713 Signet Drive Winston-Salem, NC 27101

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 58 of Silver Chalice, Sec. 2 as shown on a map and plat of same which is recorded in Plat Book 35, Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3819 Page 1686.

All or a portion of the property herein conveyed _____ includes or X 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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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

Opendoor Property J LLC, a Delaware limited liability company
(Entity Name)

By: Opendoor Labs Inc., as an authorized person

By: 

Print/Type Name: Sarah Guizar

Title: Authorized Signer

State of Arizona
County of Maricopa

(Official/Notarial Seal)

On the 24th day of February, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Sarah Guizar, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that (s)he executed the same in his/her capacity as Authorized Signer of Opendoor Labs Inc., as an authorized person for Opendoor Property J LLC, a Delaware limited liability company and that by his/her signature on the instrument, the person upon behalf of which the individual acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand affixed my office seal the day and year in this certificate first above written.



Mariah Howell Notary Public
Notary's Printed or Typed Name

My Commission Expires:
08-01-2027

