

2025014334 00004

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$426.00

PRESENTED & RECORDED
 05/01/2025 08:21:39 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3861
PG: 333 - 335

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$426.00

Parcel Identifier No. 6844-00-7676.000

Title Insurance Company: TitleVest Agency, LLC

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 103, Easton

THIS DEED made this 29 day of April, 2025 by and between

GRANTOR	GRANTEE
<p>OP SPE PHX1, LLC, a Delaware Limited Liability Company</p> <p><i>Mailing Address:</i> 2150 East Germann Road, Suite 1 Chandler, AZ 85286</p>	<p>Joel C. Ingrassia, a single person</p> <p><i>Property Address:</i> 1010 Louise Road Winston-Salem, NC 27107</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, 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 3849 Page 2057-2058.

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.

Submitted electronically by "Hankin & Pack, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

*****SIGNATURES ON FOLLOWING PAGE*****

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:

(1) ad valorem taxes for the current year; (2) utility easements and unviolated covenants, conditions or restrictions; and (3) such other liens, encumbrances or defects as may be specifically approved by Buyer in writing

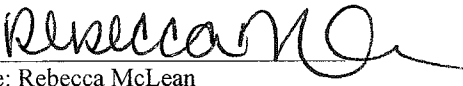
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

OP SPE PHX1 LLC, a Delaware limited liability company

By: OP SPE Borrower Parent, LLC, a Delaware limited liability company
Its: Sole Member

By: OP SPE Holdco, LLC, a Delaware limited liability company
Its: Sole Member

By: Offerpad Holdings, LLC, a Delaware limited liability company
Its: Sole Member

By: 
Name: Rebecca McLean
Title: Authorized Signor

State of Arizona
County of Maricopa

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Rebecca McLean, Authorized Signer for OFFERPAD HOLDINGS, LLC THE SOLE MEMBER OF OP SPE HOLDCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF OP SPE BORROWER PARENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF OP SPE PHX1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Date: 04/29/2025

 Notary Public
Carrie Yost

My Commission Expires:
2/20/2029

