

2025015254 00049

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$351.00

PRESENTED & RECORDED
 05/08/2025 10:21:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3862
PG: 988 - 989

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$351.00

TAX PIN: 6833-16-0287.000

Mail/Box to: Grantee – 344 Stillwater Circle, Idaho Falls, ID 83404

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

Brief description for the Index: Lot No. 48 Willard Dale, PB 4, Pg 165, Forsyth County Registry

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

GRANTOR

Alpine East LLC
 a North Carolina limited liability company
 1111 Salem Valley Road
 Winston-Salem, NC 27103

GRANTEE

EPJ Investments-NC LLC
 a North Carolina limited liability company
 344 Stillwater Circle
 Idaho Falls, ID 83404

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:

BEING KNOWN AND DESIGNATED as Lot No. 48 as shown on the map of Willard Dale as recorded in Plat Book 4, Page 165, in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more definite and particular description.

Property Address: 3812 Clinard Avenue, Winston-Salem, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3811, Page 3196, Forsyth County Registry.

All or a portion of the property herein conveyed includes or xx does not include the primary residence of a Grantor.

NC Bar Association Form No. 3 © Revised 7/2013
 Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 3
 North Carolina Association of Realtors, Inc. – Standard Form 3

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 paid at closing.

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

Alpine East LLC
a North Carolina limited liability company

By: *Nicole Di Braccio*

Print/Type Name & Title: Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Managing Member of Alpine East LLC, a North Carolina limited liability company

State of Illinois - County of Dupage

I, the undersigned Notary Public of the County of Dupage and State aforesaid, certify that Nicole Di Braccio, Managing Member of NC Real Estate 101, LLC, a North Carolina limited liability company, Managing Member of Alpine East 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 6th day of May, 2025.

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

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

