

2025017991 00022

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$294.00

PRESENTED & RECORDED

05/29/2025 09:37:01 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3865**PG: 3577 - 3579****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$294.00

TAX PIN: 6845-48-7257.000

Mail/Box to: Grantee — 67 E. Madison Street, #1510, Chicago, IL 60603

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

Brief description for the Index: Lot Nos. 113 & 114 Motor Heights, PB 1, Page 98, Forsyth County Registry

THIS DEED made this 22 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

The IRA Club, LLC
 an Illinois limited liability company,
 as Administrator and
 Meridian Bank, as Custodian
 fbo Douglas S. Olson IRA 2003544
 67 E. Madison Street, #1510
 Chicago, IL 60603

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 hereto.

Property Address: 424 Cadillac Street, Winston-Salem, NC 27101

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 ☒ 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 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 IL

- County of Du Page

I, the undersigned Notary Public of the County of Du Page 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 22 day of May, 2025.

My Commission Expires: 08-25-2027
(Affix Seal)

Christina Sanchez
Christina Sanchez Notary Public
Notary's Printed or Typed Name



Exhibit "A"

Tract 1

BEGINNING at a stake on the west side of Cadillac Street corner of Lot No. 114, and running thence Westwardly 200 feet to a stake in Weir's line; thence Southwardly along his line 50 feet to a stake; thence Eastwardly 200 feet to a stake in Cadillac Street; thence Northwardly along Cadillac Street 50 feet to the PLACE OF BEGINNING. For a more particular description Lot No. 113, Motor Heights, recorded in Plat Book 1, Page 98, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract 2

Situated 3 miles East of Winston-Salem,

North Carolina and near the Belews Creek Road; BEGINNING at a stone on the west side of Cadillac Street J.R. Vernon's corner; thence Southwardly along Cadillac Street 50 feet to a stake; thence Westwardly 200 feet to Weir's line; thence Northwardly 50 feet to a stake in J.R. Vernon's corner; thence Eastwardly along the back line of J.R. Vernon's Lots 200 feet to the PLACE OF BEGINNING, being a lot 50 X 200 feet. For a more particular description, see Lot No. 114 of Motor Heights, Recorded in Plat Book 1, Page 98, in the Office on the Register of Deeds of Forsyth County, North Carolina.
Property Address: 424 Cadillac Street, W.S., NC 27101