

2025022523 00045

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$174.00

PRESENTED & RECORDED
 07/01/2025 10:06:10 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3871
PG: 4411 - 4414

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$174.00

Parcel Identifier No. 6844-04-1592.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 5, E.J. Durham, PB 5, PG 170

THIS DEED made the 22 day of June, 2025, by and between

GRANTOR	GRANTEE
RVest1 LLC (a/k/a RVest 1, LLC) <i>a North Carolina Limited Liability Company</i>	Pitts Enterprise Group, LLC <i>a North Carolina Limited Liability Company</i>
Grantor Address: 415 Pisgah Church Road, 371 Greensboro, NC 27405	Property Address: 1008 East Brookline Street 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [☒] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3865, Page 2627, Forsyth County Registry.

Submitted electronically by "Orenstein Law PLLC"
 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

RVest1 LLC (a/k/a RVest 1, LLC), a North Carolina Limited Liability Company

By: Andrew Hunter Mathison (SEAL)
Andrew Hunter Mathison, Manager

STATE OF North Carolina
COUNTY OF Moore

I, Jessica Robinson, a Notary Public, certify that Andrew Hunter Mathison, Manager of RVest1 LLC (a/k/a RVest 1, LLC) personally came before me this day and acknowledged that he/she is Manager of RVest1 LLC (a/k/a RVest 1, LLC), a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 22 day of June, 2025.

Jessica Robinson Jessica Robinson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 04/23/2030

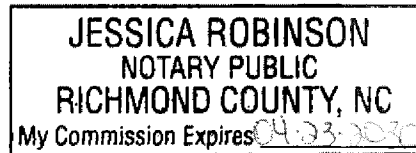


Exhibit "A"

**Property of Pitts Enterprise Group LLC, a North Carolina Limited Liability Company
1008 East Brookline Street**

BEING KNOWN AND DESIGNATED AS LOT NO. 5 AS SHOWN ON THE MAP OF PROPERTY OF E.J. DURHAM, INC., AS RECORDED IN PLAT BOOK 23, PAGE 170, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION THEREOF.

The subject property is the same as that property described in Deed Book 3865, Page 2627, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-04-1592.000 on the Forsyth County Tax Maps.