

2023004077 00016

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$248.00

PRESENTED & RECORDED
 02/08/2023 09:26:09 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3739

PG: 3252 - 3253

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$248.00

PIN 6835-80-1955.000

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: Lots 377 & 378 Map of Columbia Heights Extension PB 4, Page 177, Forsyth County Registry

THIS DEED made this 3rd day of February, 2023 by and between

GRANTOR

1512 Gholson Avenue, LLC
 a North Carolina limited liability company
 3225 McLeod Dr., Ste 100
 Las Vegas, NV 89121

GRANTEE

IRA Club fbo
 Sean Corley IRA 1001521
 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:

BEING KNOWN AND DESIGNATED as Lots 377 and 378 as shown on the Map of Columbia Heights Extension, as recorded in Plat Book 4, Page 177 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1512 Gholson Avenue, Winston-Salem, NC 27106

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3613, Page 1631, Forsyth County Registry.

All or a portion of the property herein conveyed includes or ~~xx~~ 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. 2023 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.

1512 Gholson Avenue, LLC
a North Carolina limited liability company

By:

Print/Type Name & Title: Toby Mathis, Manager of Essential Properties, LLC, Manager of 1512 Gholson Avenue, LLC

State of NEVADA - County of CLARK

I, the undersigned Notary Public of the County of CLARK and State aforesaid, certify that Toby Mathis, Manager of Essential Properties, LLC, Manager of 1512 Gholson Avenue, LLC, a NC limited liability co., 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 2nd day of February, 2023.

My Commission Expires: MAY 21, 2023
(Affix Seal)

Patricia L Peery Notary Public
Notary's Printed or Typed Name

