



2013010468 00090

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-08-2013 12:30:47 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH  
ASST

BK: RE 3110

PG: 2304-2306

Excise Tax \$

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_

Verified by Forsyth County on the \_\_\_\_\_ Day of \_\_\_\_\_, 2013,

by \_\_\_\_\_

Mail after recording to: Huy Q. Cao and Thuy-Trang Do, 11144 Tyrolean Way, San Diego, CA 92126

This instrument was prepared by:

Jennings Tax Law, APC, 3655 Nobel Drive, Suite 200, San Diego, CA 92122

ENVELOPE

Brief description for the index: 1.4924 acre parcel, Plat Book 41, Page 2, Forsyth County Registry

**NORTH CAROLINA SPECIAL WARRANTY DEED**

this deed MADE THIS 28<sup>th</sup> day of January, 2013, by and between:

GRANTOR	GRANTEE
Huy Q. Cao and Thuy-Trang Do, Co-Trustees of the CAO DO FAMILY TRUST, dated January 28, 2013	CAO - DO TEXAS, LLC, a Texas Limited Liability Company

The designation of 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 of parcel of land situated in the City of Winston-Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

**Being that certain 1.4924 acre parcel or tract of land shown and described on the Subdivision Plat, dated September 9, 1998, and prepared by Otis A. Jones Surveying Co., Inc., and recorded September 9, 1998, in Plat Book 41, at Page 2 of the Forsyth County Public Registry.**

**Together with and subject to all appurtenances, easements, rights and restrictions applicable to said property, if any.**

The property hereinabove described was acquired by Grantor by Instrument recorded in Book 2624, Page 1807, Forsyth County Registry.

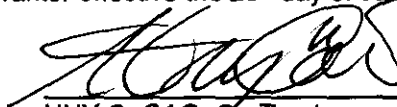
A map showing the above described property is recorded in Plat Book 41, Page 2, Forsyth County Registry.

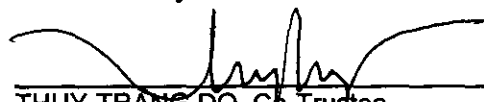
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 appurtenances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exemptions:

1. Ad valorem taxes for the year 2014, and all subsequent years, not yet due and payable.
2. All easements, rights-of-way, and restrictive covenants, which appear of record, including those matters shown of the attached Exhibit A.

IN WITNESS WHEREOF, this Deed is executed by Grantor effective the 28<sup>th</sup> day of January, 2013.

 CO-TRUSTEE  
 HUY Q. CAO, Co-Trustee

 co-trustee  
 THUY-TRANG DO, Co-Trustee


STATE OF CALIFORNIA                    )  
   )ss.  
 COUNTY OF SAN DIEGO                )

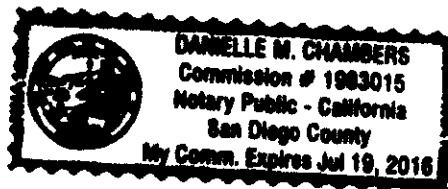
On 1/28, 2013, before me, Danielle M. Chambers, Notary Public, personally appeared **HUY Q. CAO** and **THUY-TRANG DO**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY SEAL

  
 Notary Public in and for  
 said County and State



**Exhibit "A"**

1. Taxes for the year 2006, a lien as of January 1, 2006, due and payable September 1, 2006, and past due after December 31, 2006.
2. Easements, setback lines and any other matters shown on plat recorded in Plat Book 41, Page 2; Plat Book 4, Page 196; Plat Book 5, Page 82; Plat Book 19, Page 99, Forsyth County Registry.
3. Plat Recording Authorization and/or statement of Dedication of Streets or Roads by Individuals recorded in Book 2023, Page 3187, Forsyth County Registry.
4. The following matters that are shown by survey dated September 1998, last revised on November 2, 2005, by Otis Albert Jones, Registered Land Surveyor, and plat recorded in Plat Book 41, Page 2, Forsyth County Registry; a) 20 foot water line easement crossing subject property pursuant to instrument recorded in Book 1192, Page 1561, aforesaid Registry; b) Gas meters located on and gas lines and drainage pipe(s) crossing subject property; c) Controlled access characteristics of University Parkway affecting the northerly and westerly boundaries of subject property; d) Power poles located on and power lines crossing subject property pursuant to instrument recorded in Book 995, Page 377, aforesaid Registry; e) Commercial billboard sign located on subject property; f) RCP's; g) Sign(s); h) Irrigation Box(es); i) Hydrant(s); j) Clay Pipe(s); k) Water Valve(s); l) Water line(s).
5. Resolution ordering the closing of a portion of Robin Wood Lane recorded in Book 1954, Page 177, Forsyth County Registry.
6. Easements to Duke Power Company recorded in Book 768, Page 89; Book 95, Page 377; Book 2023, Page 1564, Forsyth County Registry.
7. Grant of Easement to Forsyth County recorded in Book 795, Page 111, Forsyth County Registry.
8. Grant of Easement to City of Winston-Salem recorded in Book 1992, Page 1561, Forsyth County Registry.
9. Easements to Old Town Telephone System recorded in Book 679, Page 221, Forsyth County Registry.
10. Right of Way Agreement to State Highway Commission recorded in Book 834, Page 281, Forsyth County Registry.
11. Permit to Southern Bell Telephone recorded in Book 847, Page 370, Forsyth County Registry.
12. Easement and Agreement to the City of Winston-Salem recorded in Book 821, Page 183, Forsyth County Registry.
13. Easement(s) to Piedmont Publishing Company recorded in Book 497, Page 79, Forsyth County Registry.
14. Rights of Green Apple, LLC, as tenant, pursuant to an unrecorded lease evidenced by a Lease Subordination, Non-Disturbance and Attornment Agreement being recorded concurrently herewith, Forsyth County Registry.