

2022010469 00074FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$446.00**

PRESENTED & RECORDED

03/03/2022 11:34:03 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3679**PG: 2917 - 2918****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$446.00**

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20 ____

By: _____

Mail/Box to: Grantee: 300 Valley Glen Drive, Morrisville, NC 27560

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410Brief description for the Index: 1148 PINE KNOLLS ROAD, KERNERSVILLETHIS DEED made this 28th day of February, 2022, by and between

GRANTOR
GNA Investments, LLC
Forwarding Address;
3005 Ingleside Drive
High Point, NC 27265

GRANTEE
Capital Opportunity Partners 2, LLC
Property Address:
1148 Pine Knolls Road
Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 32 on the map of Pine Knolls, Section 2, which is recorded in Plat Book 25, Page 185(2) in the Office of the Register of Deeds of Forsyth County North Carolina reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3679 page 2732.

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

A map showing the above described property is recorded in Plat Book 25 page 185.

Submitted electronically by "Donato Law, PC"
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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

GNA Investments, LLC (SEAL)
(Entity Name)
By: [Signature] Print/Type Name: _____
Print/Type Name & Title: , Member/Manager Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name _____

State of Arizona - County or City of Maricopa
I, the undersigned Notary Public of the County or City of Maricopa and State aforesaid, certify that Darwin Grant personally came before me this day and acknowledged that he is the Member/Manager of GNA Investments, LLC, a North Carolina ~~or~~ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 28 day of February, 2022.

My Commission Expires: 09/29/2024 Notary Public
(Affix Seal) Shayla Ashley Studzinski Notary's Printed or Typed Name _____

