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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/12/2022 02:28:56 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3732
PG: 1251 - 1252

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No. 6888-47-4304 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Capital Opportunity Partners 3, LLC, 1028 Margarets Lane Raleigh, NC 27614

This instrument was prepared by: North Carolina Real Estate Law Firm, 6739 Falls of Neuse Rd, Suite 201, Raleigh, NC 27615

Brief description for the Index: _____

THIS DEED made this 12th day of December, 2022, by and between

GRANTOR	GRANTEE
Capital Opportunity Partners 2, LLC 300 Valley Glen Drive Morrisville, NC 27560	Capital Opportunity Partners 3, LLC 1028 Margarets Lane Raleigh, NC 27614 Property Address: 1148 Pine Knolls Road Kernersville, NC 27284

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 all of Lot 32 on the map of Pine Knolls, Section 2, as per plat thereof recorded in Plat Book 25, Page 185 (2) in the Office of the Register of Deeds of Forsyth County, NC

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3679 page 2917.

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

A map showing the above described property is recorded in Plat Book 25 page 185 (2).

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:

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

Capital Opportunity Partners 2, LLC
(Entity Name)

By: [Signature]
Print/Type Name & Title: Patrick Lulewicz, Manager

STATE OF North Carolina

COUNTY OF Wake

I, Nicholas E. Karr, a Notary Public of the State and County aforesaid do hereby certify that Patrick Lulewicz personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this 12th day of December, ~~2019~~ ²⁰²²

My commission expires:
10/24/26

[Signature]
Notary Public

