

2023002888 00156

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5460.00

PRESENTED & RECORDED
01/27/2023 03:28:08 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3738
PG: 1941 - 1946

Deed Stamps: **\$5,460.00**

Recording Information

Recording requested by Fidelity National Title

Drafted by: Henry P. Van Hoy, II

Mail to: GRANTEE @ 111 Stablewood Ct., Houston, TX 77024

30096002

TAX PIN: 6828-37-9650.000

SPECIAL WARRANTY DEED

THIS DEED made this 26th day of January, 2023, by and between

GRANTOR:

Cao-Do Texas, LLC, a Texas limited liability company, hereinafter referred to collectively as the GRANTOR:

TO

GRANTEE:

US-STABLE-P2 4690 North Patterson Avenue Winston-Salem, LLC, a Delaware limited liability company, hereinafter referred to as the Grantee:

REQUIRED INFORMATION

The GRANTOR's address is: 16135 Rock View Court, San Diego, CA 92127

The GRANTEE's address is: 111 Stablewood Ct., Houston, TX 77024

Primary Residence Information: The Property described in Exhibit A does not include the primary residence of the GRANTOR.

WITNESSETH:

THE GRANTOR, for valuable consideration paid by the **GRANTEE**, receipt of which is acknowledged, has and by these presents does grant, bargain, sell and convey unto the **GRANTEE, with SPECIAL WARRANTY**, in fee simple all of that certain parcel of land situated in Forsyth County, North Carolina (the "Property") and more particularly described in the attached Exhibit "A".

The **GRANTOR** acquired title to the Property by instrument recorded in Book 3110, Page 2304 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the **GRANTEE** in fee simple.

THE GRANTOR COVENANTS with the **GRANTEE**, that the **GRANTOR** has done nothing to impair such title as the **GRANTOR** received, and the **GRANTOR** will warrant and defend the title against the lawful claims of all persons claiming by, under or through the **GRANTOR**, except for the Permitted Exceptions set out in Exhibit B attached hereto.

DEFINITIONS. The terms **GRANTOR** and **GRANTEE** as used in this Deed include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the **GRANTOR**, but it's duly authorized Manager and Member has signed this deed the day and year first above written.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE]

GRANTOR

Cao-Do Texas, LLC

By: Cao-Do Capital, Inc., its Sole Manager

By: [Signature]
Huy Cao, President

By: Cao-Do Capital, Inc., Member

By: [Signature]
Huy Cao, President

By: Cao-Do Family Trust, u/a January 28, 2013, Member

By: [Signature]
Huy Cao, Co-Trustee

By: [Signature]
Thuy-Trang Do, Co-Trustee

STATE OF _____

COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Huy Cao, President of Cao-Do Capital, Inc., Sole Manager of Cao-Do Texas, LLC

Huy Cao, President of Cao-Do Capital, Inc., a Member of Cao-Do Texas, LLC

Huy Cao, Co-Trustee of the Cao-Do Family Trust, u/a January 28, 2013 and Thuy-Trang Do, Co-Trustee of the Cao-Do Family Trust, u/a January 28, 2013 a Member of Cao-Do Texas, LLC

This ___ day of _____, 2023.

Official Signature of Notary

(Official Seal)

My commission expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SAN DIEGO)

On JANUARY 17, 2023 before me, MARITES PASCUAL GARCIA, NOTARY PUBLI
(insert name and title of the officer)

personally appeared THUYTRANG DO AND HUY CAO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) 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.

Signature *Marites Pascual Garcia* (Seal)

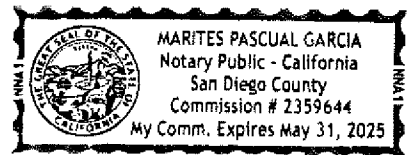


EXHIBIT A
Legal Description

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, 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.

EXHIBIT B

PERMITTED EXCEPTIONS

Recorded Instruments referred to below were all recorded in the Office of the Register of Deeds of Forsyth Count, North Carolina.

1. Taxes or assessments for the year 2023, and subsequent years, not yet due and payable.
2. Easements, setback lines and any other matters shown on that plat recorded in Plat Book 41, Page 2; Plat Book 4, Page 196; Plat Book 5, Page 82; and Plat Book 19, Page 99.
3. Plat Recording Authorization and/or statement of Dedication of Streets or Roads by individuals recorded in Deed Book 2023, Page 3187.
4. Resolution ordering the closing of a portion of Robin Wood Lane recorded in Book 1954, Page 177.
5. Easements to Duke Power recorded in Deed Book 768, Page 89; Deed Book 995, Page 377; and Deed Book 2023, Page 1564.
6. Grant of easement to the City of Winston-Salem recorded in Deed Book 1192, Page 1561.
7. Easement(s) to Old Town Telephone System recorded in Deed Book 679, Page 221.
8. Right of Way Agreement to State Highway Commission recorded in Deed Book 834, Page 281.
9. Permit to Southern Bell Telephone recorded in Deed Book 847, Page 370.
10. Easement and Agreement to the City of Winston-Salem recorded in Deed Book 821, Page 183.
11. Easement(s) to Piedmont Publishing Company recorded in Deed Book 497, Page 79.
12. Memorandum of Lease recorded in Book 3007, Page 1311 as assigned in Book 3438, Page 2517.
13. Easements, restrictions and rights of way of record.