

2023042443 00102

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$114.00
 PRESENTED & RECORDED
 12/15/2023 01:31:13 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3785
 PG: 3950 - 3951

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$114.00

Parcel Identifier No. 6837-67-3284.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: GRANTEE

This instrument was prepared by: Currie Tee Howell, Adams, Howell, Sizemore & Adams, P.A.

Brief description for the Index: LOTS 52, 53 AND 54, A.T. COX

THIS DEED made this 13th day of December, 2023, by and between

GRANTOR

Christopher G. Love (aka Christopher G. Love, Sr.),
 Individually and as Administrator of the Estate of
 Barbara Jeane Love (23 E 1825, Forsyth County Clerk
 of Superior Court), unmarried; Kisha Love, unmarried
 and Ann Love, unmarried

3231 Ridgeback Drive
 Winston Salem, NC 27107

GRANTEE

CBF NC LLC, a North Carolina limited liability
 company

4030 Wake Forst Road
 Raleigh, NC 27609

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 Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOTS 52, 53 AND 54, SUBDIVISION OF A.T. COX, AS SHOWN ON THAT MAP RECORDED IN PLAT BOOK 9, PAGE 117, FORSYTH COUNTY REGISTRY.

All or a portion of the property herein conveyed _____ includes or _____ 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:

Subject to all easements, rights-of-way, covenants and other restrictions as shown on the public record or as would be disclosed by an accurate survey and inspection of the land.

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

GRANTOR(S):

Christopher G. Love (SEAL)
Christopher G. Love (aka Christopher G. Love, Sr.),
Individually and as Administrator of the Estate of
Barbara Jeane Love (23 E 1825, Forsyth County
Clerk of Superior Court)

Kisha Love (SEAL)
Kisha Love:

Ann Love (SEAL)
Ann Love

State of NC - County or City of Forsyth
I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that
Christopher G. Love (aka Christopher G. Love, Sr.), Individually and as Administrator of the Estate of Barbara Jeane Love (23 E 1825, Forsyth County Clerk of Superior Court); Kisha Love and Ann Love 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 13 day of Dec, 2023

JOYCE LEAK
Notary Public, North Carolina
Forsyth County
My Commission Expires
December 03, 2025

Joyce Leak Notary's Printed or Typed Name
My Commission Expires: 12-13-2023

(Affix Seal)