

2024005492 00151

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 02/22/2024 04:16:28 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3794
PG: 263 - 266

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No. 6835-89-9144

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 349, North Cameron Park Addition, PB 8 PG 217

THIS DEED made the 22 day of February, 2024, by and between

GRANTOR	GRANTEE
MNE Elite Property Solutions, LLC (a/k/a MNE Elite Property Solutions LLC), <i>a North Carolina limited company</i>	CJ Construction Of NC LLC, <i>a North Carolina Limited Liability Company</i>
Grantor Address: 1183 University Drive, Ste 105-1120 Burlington, NC 27215	Property Address: 829 North Cameron Avenue Winston-Salem, NC 27101

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3791, Page 1729, Forsyth County Registry.

submitted electronically by "Orenstein Law PLLC"
 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

MNE Elite Property Solutions, LLC (a/k/a MNE Elite Property Solutions LLC), a North Carolina Limited Liability Company

By: Mamadou Sene (SEAL)
Mamadou Sene, Manager

STATE OF NC
COUNTY OF FORSYTH

I, Mariela Macias, a Notary Public, certify that Mamadou Sene, Manager of MNE Elite Property Solutions, LLC (a/k/a MNE Elite Property Solutions LLC) personally came before me this day and acknowledged that he/she is Manager of MNE Elite Property Solutions, LLC (a/k/a MNE Elite Property Solutions LLC), a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 22 day of february, 2024.

Mariela Macias

Official Signature of Notary

Printed or typed name of Notary

Mariela Macias

My Commission Expires: 11/05/2028

MARIELA MACIAS-VILLALPANDO Notary Public, North Carolina Guilford County My Commission Expires November 05, 2028

Exhibit "A"

**Property of CJ Construction Of NC LLC, a North Carolina Limited Liability Company
829 North Cameron Avenue**

Being all of Lot 349, Map of North Cameron Park Addition Subdivision, recorded in Plat Book 8, Page 217, containing 8 sheets, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3791, Page 1729, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6835-89-9144 on the Forsyth County Tax Maps.