

**2024018022 00100**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$505.00**

PRESENTED & RECORDED  
 06/04/2024 02:47:18 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3809**

**PG: 3286 - 3288**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$505.00

Parcel Identifier No.: 6888-47-4304.000

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Lot 32, Pine Knolls, Section 2

THIS DEED made this 3rd day of June, 2024, by and between

### GRANTOR

Capital Opportunity Partners 3, LLC, a North Carolina  
 Limited Liability Company

P.O. Box 33442  
 Raleigh, NC 27636

### GRANTEE

Ryan Charles Pittman, an unmarried person

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

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

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 3732, Page 1251, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 25, Page 185, and referenced within this instrument.

Submitted electronically by "Justice Law Group, P.A."  
 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Subject to Easements, Restrictions, Covenants, Rights of Way of record if any and ad-valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Capital Opportunity Partners 3, LLC, a North Carolina Limited Liability Company

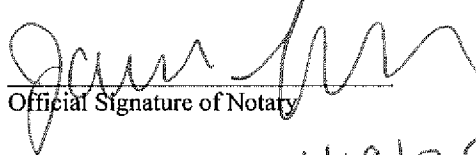
By: 

Patrick Lulewicz, Managing Member

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Jamie Turner, certify that Patrick Lulewicz, Managing Member of Capital Opportunity Partners 3, LLC personally came before me this day and acknowledged that he/she is Managing Member of Capital Opportunity Partners 3, LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 3<sup>rd</sup> day of June, 2024.

  
Official Signature of Notary

My Commission Expires: 11/18/25

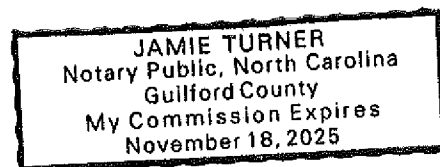


Exhibit "A"

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, North Carolina.

Tax Parcel Number: 6888-47-4304.000

Property Address: 1148 Pine Knolls Road, Kernersville, NC 27284