

2024018292 00060

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$453.00

PRESENTED & RECORDED
 06/06/2024 12:40:45 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3810
PG: 301 - 304

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$453.00

Parcel Identifier No. 6829-87-5287.000

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: Rob Sosower, 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 108, Pinebrook Valley, PB 26, PG 31

THIS DEED made the 6 day of June, 2024, by and between

GRANTOR	GRANTEE
<p>CBF NC L.L.C. <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address: 4407 Providence Lane, suite a Winston-Salem, NC 27106</p>	<p>Nathan Putich and spouse, Krissia Putich</p> <p>Property Address: 5904 Spruce Pine Drive Winston-Salem, NC 27105</p>

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 3799, Page 4270, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

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.

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.

CBF NC L.L.C., a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Kia Nejatian, Manager

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Kia Nejatian, Manager of CBF NC L.L.C. personally came before me this day and acknowledged that he/she is Manager of CBF NC L.L.C., 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 6 day of June, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

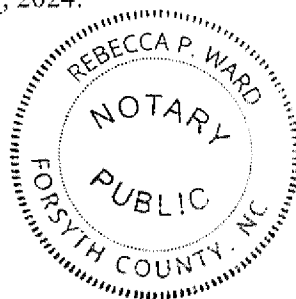


Exhibit "A"

**Property of Nathan Putich and spouse, Krissia Putich
5904 Spruce Pine Drive**

Being known and designated as Lot 108 as shown on map of Pinebrook Valley, Section 2, recorded in Plat Book 26, at Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3799, Page 4270, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6829-87-5287.000 on the Forsyth County Tax Maps.