

2024018930 00156

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED
 06/11/2024 03:44:11 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3810
PG: 3600 - 3602

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$340
Parcel ID:	6837-67-3284.000
Mail/Box to:	Grantee
Property Address:	1005 Ada Ave., Winston-Salem, NC 27105
Prepared by:	This instrument, prepared by Darren S. Cranfill, a licensed North Carolina attorney. 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:	52,53,54 A.T. Cox Subdivision

THIS GENERAL WARRANTY DEED ("Deed") is made on the 5 day of June 2024, by and between:

GRANTOR	GRANTEE
CBF NC LLC, a North Carolina Limited Liability Company 5319 University Dr. #1281 Irvine, CA 92612	Katie Jocelyn Reyes, unmarried 1005 Ada Ave. Winston-Salem, NC 27105

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in **Forsyth County**, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3785, Page 3950

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

Page 1 of 2

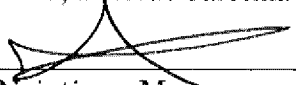
A map showing the Property is recorded in Map Book 9 Page 117

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2024 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

CBF NC LLC, a North Carolina Limited Liability Company

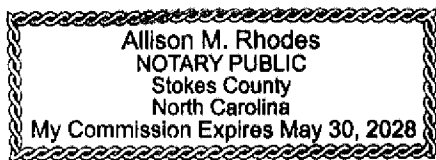
By:  (Seal)
Kia Nejatian Manager

STATE OF North Carolina COUNTY OF Forsyth

I Allison M. Rhodes, a Notary of the State of the above State and County, certify that the following person(s) personally appeared before me on the 5 day of June, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Kia Nejatian**

Witness my hand and official seal, this 5 day of June, 2024

Affix Notary Seal/Stamp



Allison M. Rhodes
(Official Signature of Notary Public)

Allison M. Rhodes
(Notary's printed or typed name)

My Commission Expires: May 30, 2028

EXHIBIT "A"

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, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.