



2024020564 00188

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$106.00

PRESENTED & RECORDED:
06-24-2024 04:27:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3812
PG: 4084-4085

Box 179

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$106.00 Parcel Identifier No. Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, 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: Lot 148 Hege Property

THIS DEED made this 24 day of June, 2024 by and between

GRANTOR

GRANTEE

CCDD Properties, LLC
7897 Elizabeth Dr.
Oak Ridge, NC 27310

Bees Properties, LLC
150 Loma Bonita Dr.
Davenport, FL 33837

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 the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

Beginning as an iron stake on the South side of East 23rd Street, formerly Beaseley Street, and running South with line of Lot 146, 150 feet to on iron stake on the North side of alley; thence Eastwardly with alley 50 feet to a stake, the Southwest corner of Lot 150; thence Northwardly, with line of said Lot, 150 feet to an iron stake in line of 23rd Street; thence Westwardly with said street 50 feet to a stake, the point of beginning. Being known and designated as Lot 148 on Map of Home Real Estate Loan and Insurance Company's Hege Property. Map of said lot recorded in Plat Book 2, Page 18-A, Register of Deeds Office, Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3809 page 3610.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

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

Name: _____

CCDD Properties, LLC
Entity Name

Name: _____

By: Dong Zhang
Name: Dong Zhang
Title: Member/Manager

Name: _____

By: _____

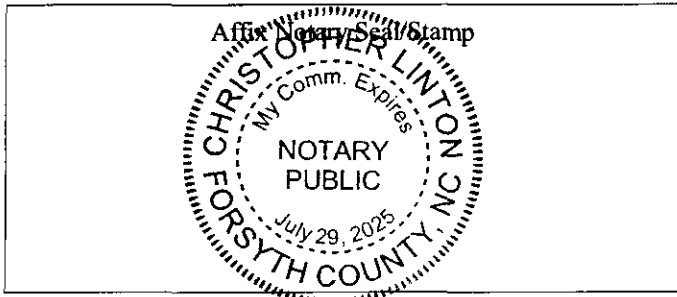
Name: _____

Name:
Title:

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Christopher Linton, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 24 day of June, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Dong Zhang as Member/Manager of CCDD Properties, LLC



[Signature]
Notary Public (Official Signature)
My commission expires: 29 Jul 25