

2024030635 00114

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$414.00

PRESENTED & RECORDED

09/10/2024 03:16:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3825

PG: 2789 - 2791

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 414.00

Primary Residence of Grantor: No

Parcel Identifier No. 6835-89-9144.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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: _____

THIS DEED made this 10th day of September, 2024, by and between

GRANTOR	GRANTEE
CJ CONSTRUCTION OF NC LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY 6184 SOUTHWIND DRIVE MEBANE, NC 27302	MALIDA SUE FUNG-A-FAT, UNMARRIED 829 N. 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 the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 3794, Page 263.

NC Bar Association Form No.3 © 1976, Revised © 1977, 2002
 Printed by Agreement with the NC Bar Association - 1981

James Williams & Co., Inc.
www.JamesWilliams.com

Submitted electronically by "The Law Offices of Randall L. Perry, 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:

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

CJ CONSTRUCTION OF NC LLC
(Entity Name)

 (SEAL)

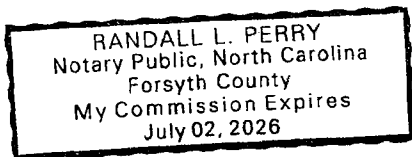
By: Carlos Patino Rivera
Title: Managing Member


State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that CARLOS PATINO RIVERA personally came before me this day and acknowledged that he is the Managing Member of CJ CONSTRUCTION OF NC LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 10th day of September, 2024.

(Affix Notary Stamp Below)




Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

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.

**Property Address: 829 N Cameron Avenue
Winston-Salem, NC 27101**