

2024044052 00178

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 12/30/2024 04:58:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3842
PG: 3617 - 3620

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No. 6844-11-9485.000

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

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 80, EASTON, PB 14, PG 23(4)

THIS DEED made the 17 day of Dec., 2024, by and between

GRANTOR	GRANTEE
Bogosian Properties, LLC <i>a North Carolina Limited Liability Company</i>	Bees Properties LLC <i>a Florida Limited Liability Company</i>
Grantor Address: 182 Pocahontas Drive Cranston, RI 02921	Property Address: 1123 Louise Road Winston-Salem, NC 27107

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 3832, Page 2382, Forsyth County Registry.

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.

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:

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.

Bogosian Properties, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Jessica Lee Bogosian, Managing Member

STATE OF Rhode Island
COUNTY OF Kent

I, Sarah Collins, a Notary Public, certify that Jessica Lee Bogosian, Managing Member of Bogosian Properties, LLC personally came before me this day and acknowledged that he/she is Managing Member of Bogosian Properties, 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 17 day of December, 2024.

[Signature]
Official Signature of Notary

Printed or typed name of Notary

Sarah Collins
My Commission Expires: 2/15/2026



Exhibit "A"
Property of Bees Properties LLC
a Florida Limited Liability Company
1123 Louise Road

Being known and designated as Lot No. 80, as shown on the map of EASTON, same being of record in Plat Book 14, Page 23(4), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 3735, Page 1291, Forsyth County Registry.

Site Address: 1123 Louise Road, Winston-Salem, NC 27107

Parcel: 6844-11-9485

The subject property is the same as that property described in Deed Book 3832, Page 2382, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-11-9485.000 on the Forsyth County Tax Maps.