

2025002707 00019

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$549.00

PRESENTED & RECORDED
 01/29/2025 09:35:30 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3846
PG: 1178 - 1180

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$549.00

PIN -6834-83-3602.000

Mail/Box to: Grantee -- 5480 E La Pasada Street, Long Beach, CA 90804

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: Lots 13 & 12 & a 10ft strip off Eastern side of Lot 11, Wachovia Development Co.,
 DB 41, Pg 115, Forsyth County Registry

THIS DEED made this 15 day of January, 2025 by and between

GRANTOR

Alpine Acquisitions, LLC
 a North Carolina limited liability company
 3225 McLeod Dr., Ste 100
 Las Vegas, NV 89121

GRANTEE

Mu Zhang, Trustee of
 The Mu Zhang Revocable Living Trust
 dated June 19, 2005 (50% ownership) and
 Jenny Z. Li (50% ownership) as Tenants
 in Common
 5480 E La Pasada Street
 Long Beach, CA 90804

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 750, 752 & 746 Moravia Street, Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3809, Page 2935, ,Forsyth County Registry.

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

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 and restrictions of record, if any. 2025 taxes are to be paid at closing.

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

Alpine Acquisitions, LLC
a North Carolina limited liability company

By: *Nicole Di Braccio*
Print/Type Name & Title: Nicole Di Braccio, Manager

State of Illinois - County of Dupage

I, the undersigned Notary Public of the County of Dupage and State aforesaid, certify that Nicole Di Braccio, Manager of Alpine Acquisitions, LLC, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 1st day of January, 2025.

My Commission Expires: 7/7/2027
(Affix Seal)

Kristen L. Murzyn
Notary's Printed or Typed Name Notary Public



ATTACHMENT

Exhibit "A"

Fronting on Moravia Street 110 feet and of that width extending Southwardly 150 feet, bounded on the North by Moravia Street, on the East by Lot No. 14; South by an alley and on the West by a 40 foot section of Lot No. 11. BEING KNOWN AND DESIGNATED as Lots Nos. 13, 12 and a 10 foot strip off the East side of Lot No. 11 in Block 18, Plat of Wachovia Development Company, recorded in Book 41, Page 115, Register of Deeds Office of Forsyth County, North Carolina.

Property address: 750, 752 & 746 Moravia Street, Winston-Salem, NC 27107

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750, 752 & 746 MORAVIA STREET, WINSTON-SALEM, NC 27107