

**2025006934 00128**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
 \$380.00

PRESENTED & RECORDED  
 03/05/2025 02:23:36 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
 BK: RE 3851  
 PG: 2456 - 2459

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$380.00

Parcel Identifier No. 6824-91-8253.000

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: 0.2 +/- acre

THIS DEED made the \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between

GRANTOR	GRANTEE
<b>CBF NC L.L.C.,</b> <i>A North Carolina Limited Liability Company</i>	<b>Adam Ryon Pressley (unmarried)</b>
Grantor Address: 4407 Providence Lane, Suite A Winston-Salem, NC 27106	Property Address: 3020 Fleet Street Winston-Salem, NC 27127

*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 3813, Page 605, Forsyth County Registry.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto

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.

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.

CBF NC L.L.C., a North Carolina Limited Liability Company

By: [Signature] (SEAL)

Kia Nejatian, Member

STATE OF North Carolina  
COUNTY OF Forsyth

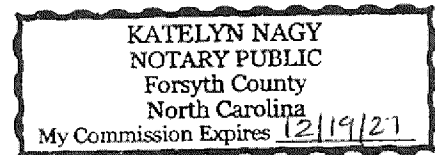
I, Katelyn Nagy, a Notary Public, certify that Kia Nejatian, Member of CBF NC L.L.C. personally came before me this day and acknowledged that he/she is Member of CBF NC L.L.C., a North Carolina Limited Liability Company, and that he, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 3<sup>rd</sup> day of March, 2025.

Katelyn Nagy  
Official Signature of Notary

Printed or typed name of Notary Katelyn Nagy

My Commission Expires: 12/19/27



**Exhibit "A"**

**Property of Adam Ryon Pressley (unmarried)  
3020 Fleet Street**

Beginning at an iron stake in the west line of Fleet Street, said stake being located 1032 feet Northwardly from the north line of Mitchell St.; running thence North 85 deg. 30 min, West 145 feet to an iron stake in John Snyder east line; thence with his line North 2 deg. 30 min, East 60 feet to an iron stake; thence South 85 deg. 30 min. East 145 feet to an iron stake in the west line of Fleet Street; thence with the west line of said street South 2 deg. 30 min. West 60 feet to the BEGINNING. being part of the D.F. Chitty property.

The subject property is the same as that property described in Deed Book 3813, Page 605, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6824-91-8253.000 on the Forsyth County Tax Maps.