

2025011683 00027FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED

04/11/2025 08:30:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3857**PG: 2441 - 2444****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$330.00

Parcel Identifier No. 6869-24-1557.000

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 #170, R. Don Cain, Phase 6, Sheet 1, PB 36, PG 181

THIS DEED made the 24 day of March, 2025, by and between

GRANTOR	GRANTEE
Bees Properties LLC <i>a Florida Limited Liability Company</i>	Corey Peoples (unmarried) and Joyce De Johnne Kelley-Smith (unmarried)
Grantor Address: 5713 Cedarmere Drive Winston-Salem, NC 27106	Property Address: 6012 Cain Forest Drive Walkertown, NC 27051

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 3829, Page 1991, 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.

Bees Properties LLC, a Florida Limited Liability Company

By: [Signature] (SEAL)
Fabricio Jose Pesantez, Manager

STATE OF North Carolina
COUNTY OF Forsyth

I, Tatia D Schmidt, a Notary Public, certify that Fabricio Jose Pesantez, Manager of Bees Properties LLC personally came before me this day and acknowledged that he/she is Manager of Bees Properties LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 24th day of March, 2025.

[Signature]

Official Signature of Notary
Printed or typed name of Notary Tatia D Schmidt

My Commission Expires: July 8, 2028

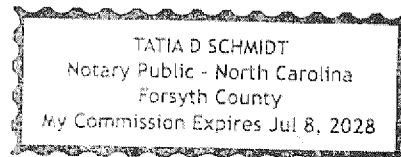


Exhibit "A"

**Property of Corey Peoples (unmarried) and Joyce De Johne Kelley-Smith (unmarried)
6012 Cain Forest Drive**

BEING all of Lot #170 of a survey entitled R. Don Cain, Phase 6, Sheet I, as shown on plat recorded at Plat Book 36, Page 181, Forsyth County Registry, reference to which is hereby made for a more complete description.

This lot is a part of a revision of Lot 72 through 78, Block 5167C, and also a revision of Lots 72 through 78 of the R. Don Cain, Phase 2, recorded in Plat Book 32, Page 160, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3829, Page 1991, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6869-24-1557.000 on the Forsyth County Tax Maps.