



2015010874 00073

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1460.00

PRESENTED & RECORDED
04-01-2015 11:49:17 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPY

BK: RE 3223

PG: 3124-3125

Drafted by: William E. Rabil, Jr. *Box 35*
Mail future tax bills to Grantee at: P.O. Box 3044, Morganton, NC 28680

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of March, 2015, by and between, SBP LABS, LLC, a North Carolina limited liability company, as GRANTOR, to LODESTAR LEASING, LLC, a North Carolina limited liability company, as GRANTEE.

The address of the Grantor is 4215 Willow Knoll Lane, Winston-Salem, NC 27106.
The address of the Grantee is P.O. Box 3044, Morganton, NC 28680.

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, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it 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 located in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 6 as shown on SURVEY AND DIVISION OF LOT 5 OF 1-40 BUSINESS PARK, a map of which is recorded in Plat Book 34, Page 91, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Property Address: 2710 Boulder Park Court, Winston-Salem, NC 27101
PIN No. 6845-46-6361.00

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever subject to easements, rights of way and restrictive covenants of record, if any, and ad valorem taxes for the current year, and each subsequent year.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its name by its Manager pursuant to authority duly given by all of the Members of the Grantor the day and year first above written.

SBP LABS, LLC

By:  (SEAL)
BALINT GASPARG, Manager

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, MARY SUE HATLEY, a Notary Public of said County and State, do hereby certify that on this 31 day of MARCH, 2015, before me personally appeared, BALINT GASPARG, Manager of SBP LABS, LLC, who proved to me by satisfactory evidence to be the person who signed the foregoing document in behalf of the Limited Liability Company pursuant to authority duly given and acknowledged to me that he signed it voluntarily for its stated purpose.

Witness my hand and notarial seal or stamp this the 31 day of MARCH, 2015.

Mary Sue Hatley
Notary Public

MARY SUE HATLEY
Typed or Printed name of Notary Public

My commission expires: 12/18/2015

Seal/Stamp

