



2016019904 00092

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$66.00

PRESENTED & RECORDED
05-26-2016 12:22:02 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

DPTY

BK: RE 3288

PG: 1573-1574

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$66⁰⁰

LUCAS Box 142

Parcel Identifier No. _____ Verified by: _____ County on the _____ day of _____ 20__

By: _____

Mail/Box To: Grantee

This instrument was prepared by: KENNETH S. LUCAS, JR.

Brief description for the Index: **2156 E. First Street**

THIS DEED made this 20 day of May, 2016, by and between

Grantor

Grantee

Intella Investment Group, LLC

Maria Isabel Juarez
2156 E. First Street
Winston-Salem, NC 27101

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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:

Being all of Lot 1 of the George Hill Estate, according to the plat thereof, recorded in Plat Book 10, Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Plat Book __, Page ____.

TO HAVE AND TO HOLD 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:

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

Intella Investment Group, LLC

By: [Signature]
Title: member

STATE OF NC - COUNTY OF Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that SAMIA BHAGAT personally came before me this day and acknowledged that he is the Member of Intella Investment Group, LLC, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 20 day of MAY, 2016.

My Commission Expires: 6/8/18

[Signature]
NOTARY PUBLIC

KENNETH S LUCAS JR
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires June 8, 2018