2019004518 00035

FORSYTH CO. NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX **\$1220.00** PRESENTED & RECORDED 02/07/2019 11:08:41 AM **LYNNE JOHNSON** REGISTER OF DEEDS BY: EVELYN R. DIXON DPTY

BK: RE 3445 PG: 1454 - 1456

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1220.00

Parcel Identifier No. 6804-64-9664.000, 6844-18-4409.000, 6844-32-9897.000, 6814-60-6048.000, 6805-75-6174.000, AND 6804-31-6869.000

Mail after recording to: GRANTEE @ ADDRESS BELOW This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 29 day of JANUARY, 2019 by and between

GRANTOR

VENITA K. MISHRA AS TRUSTEE OF THE DEVA AND VILMA SHARMA CHARITABLE REMAINDER UNITRUST 2709 S. VELVENDO DRIVE GILBERT, ARIZONA 85295

GRANTEE

NUTSCH BUENDIA ENTERPRISES, LLC 23871 MADISON ST. TORRANCE, CA 90505

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 and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired to 4492, FORSYTH County Registry.	by Grantor by instrument recorded in Book 3437, Page
A map showing the above described property is recorded in Plat Boo	k, Page, and referenced within this instrument.
The above described property \square does \boxtimes does not include the principle.	mary residence of the Grantor.
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all Grantee in fee simple.	privileges and appurtenances thereto belonging to the
And the Grantor covenants with the Grantee, that Grantor is seized of same in fee simple, that title is marketable and free and clear of all end title against the lawful claims of all persons whomsoever except for the	umbrances, and that Grantor will warrant and defend the
Title to the property hereinabove described is subject to the following	exceptions:
IN WITNESS WHEREOF, the Grantor has hereunto set his hand instrument to be signed in its corporate name by its duly author written.	
(ENTITY NAME) VE	NITA K. MISHRA, AS TRUSTEE
By:	(SEAL)
By:	(SEAL)
	(SEAL)
STATE OF Arizana COUNTY OF Me	vica
Maricopa County, Arizona My Comm. Expires 04-12-19	

EXHIBIT A

TRACT 1: 2881 HONDO DR., WINSTON SALEM, NC 27103- TAX PARCEL #6804-64-9664.000

Being known and designated as Lot No. 61 as shown on the map of Brook Hollow Section 4, which is recorded in Plat Book 24 at page 140 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.

TRACT 2: 1600 LONGVIEW DR., WINSTON SALEM, NC 27107—TAX PARCEL #6844-18-4409.000

Being known and designated as Lots No. 425 and 426 as shown on the Map of LONGVIEW DEVELOPMENT #2, which is recorded in Plat Book 1 at Page 39A in the Office of the Register of Deeds of Forsyth County, North Carolina to which map further reference is hereby made for a more particular description.

TRACT 3: 2610 MARBLE ST., WINSTON SALEM, NC 27107-TAX PARCEL #6844-32-9897.000

Being known and designated as Lot No. 8 as shown on the Map of Lewis Long Property, which is described in Plat Book 3 at page 79A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

TRACT 4: 2860 LANSDOWNE DR., WINSTON SALEM, NC 27103-TAX PARCEL #6814-60-6048.000

Being known and designated as Lot Number 19 as shown on the Map of Mountainbrook, Section 5 as recorded in Plat Book 23, page 123 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TRACT 5: 115 AFTONSHIRE CT., WINSTON SALEM, NC 27104- TAX PARCEL #6805-75-6174.000

Being known and designated as Lot 16 as shown on the Map of Sherwood Forest, Section 8-M, as recorded in Plat Book 25, at page 80, 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.

TRACT 6: 1170 EDENWOOD DR., WINSTON SALEM, NC 27103- TAX PARCEL #6804-31-6869.000

Being known and designated as Lot No. 118 as shown on the Map of Salem Woods, Section 2, recorded in Plat Book 25 at page 88 in the Office of the Register of Deeds of Forsyth County, North Carolina.