

2019004518 00035

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

\$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 21 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

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3437, Page 4492, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book--, Page --, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Venita K. Mishra (SEAL)
VENITA K. MISHRA, AS TRUSTEE

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

(SEAL)

STATE OF Arizona

COUNTY OF Maricopa

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: VENITA K. MISHRA, AS TRUSTEE Witness my hand and official stamp or seal, this the 29 day of January, 2019.

My Commission Expires: 04/12/2019

Diego Gonzalez
Notary Public

Print Notary Name: Diego Gonzalez

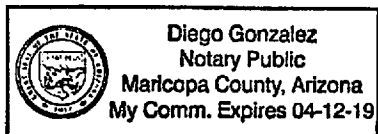


EXHIBIT A

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 LANSLOWNE 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.