

2019045135 00092FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$340.00**

PRESENTED & RECORDED

11/08/2019 11:42:52 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3492**PG: 577 - 579****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$340.00****Tax Parcel Identification Number: 6824-38-5534.000****This instrument was prepared by: Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed Preparation Only – No Title Opinion Rendered.****Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103****Mail Tax Bill to: 1218 Miller Street, Winston-Salem, NC 27103****Property Address: 1218 Miller Street, Winston-Salem, NC 27103****Brief description for the Index: Part of Lots 6 and 7, George S. Ebert Farm**THIS DEED made this 4 day of Nov, 2019 by and between**GRANTOR**JAMES RAYMOND SMITH, III
and wife,
MANIKA GUPTA32 West 49th Street
Weehawken, NJ 07086**GRANTEE**LEIAPHI, LLC, a
North Carolina limited liability company1218 Miller Street
Winston-Salem, NC 27103**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 the County of FORSYTH, State of North Carolina and more particularly described as follows:****FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 2825, Page 3881, Forsyth County Registry.

THIS IS _____ OR IS NOT _____ THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2019 property taxes.

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

James R. Smith III
JAMES RAYMOND SMITH, III

(SEAL)

Manika Gupta
MANIKA GUPTA

(SEAL)

STATE OF New Jersey

COUNTY OF HUDSON

I, Danyco Tsybala, a Notary Public for the County of Hudson and State of New Jersey, do hereby certify that James Raymond Smith, III and wife, Manika Gupta, either being personally known to me or proven by satisfactory evidence (said evidence being their driver's licenses), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 4th day of November, 2019.

Danyco Tsybala

Notary Public

Name: DANYCO TSYMBALA

My Commission Expires: 7/18/2022

DANYCO TSYMBALA
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50064316
My Commission Expires 7/18/2022

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake located in the southeast corner of the within described property, said stake being 80.0 feet more or less from the intersection of Cherokee Lane and Miller Street; thence along the western margin of Miller Street, North 00° 05' West 99.91 feet to an iron stake located in the northeast corner of said property and being the common corner of the within described property and the property of Rudolph O. Rogers; thence along the said property line, North 86° 43' 31" West 143.75 feet to an existing iron pipe located in the northwesternmost corner of the within described property in the common corner with Joseph Leigh, thence South 13° 57' 45" East 104.94 feet to an existing iron stake located in the southwesternmost corner of said property in the common corner with Samuel Johnson (Deed Book 1869, Page 3049); thence with the southern property line of the within described property and the northern property line of Samuel Johnson, South 86° 57' 35" West 118.51 feet to the point and place of beginning. Said property being part of Lots 6 and 7 as shown on the George S. Ebert Farm, recorded in Plat Book 1, Page 90, in the Office of the Register of Deeds of Forsyth County, NC. Said property being shown on survey made by Franklin Surveying Co., dated June 10, 1996 entitled "Map for Fred A. McBride", and known as Job No. 16-721.