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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/08/2020 04:34:55 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3550**PG: 1888 - 1890**

Tax Parcel Identifier Number:6857-77-1164.000

Revenue Stamps: \$0.00

This instrument was prepared by: **Cecil & Cecil, P.A. – Without Survey or Title Examination**
After recording return to: Grantee

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **Septemebr 04, 2020** by and between

GRANTOR	GRANTEE
Krushna Abodes, LLC, a North Carolina limited liability company Mailing Address: 130 Stanley Farm Road Kernersville, NC 27284	P & P of Asheboro, LLC, a North Carolina limited liability company Mailing Address: 242 Lakecrest Road Asheboro, NC 27203

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 Middle Fork, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated here by reference

Said parcel having the address of: 4875 Parnell Ridge Drive, Walkertown, NC 27051

The real property referenced herein **does not** include the primary residence of the Grantor.

For back reference, see deed in Deed Book 3480, Page 1288 in the Forsyth County Registry.

submitted electronically by "Cecil & Cecil, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back reference, see deed in Deed Book 3480, Page 1288 in the Forsyth County Registry.

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:

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, each Grantor has hereunto set his/her hand and seal the day and year of Notary acknowledgement herein.

Krushna Abodes, LLC

 (SEAL)
Deepak Patel, Member/Manager

County of Guilford State of NC

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Deepak Patel, Member/Manager of Krushna Abodes, LLC a North Carolina limited liability company.**

Date: 9/14/2020


Notary Public
My Commission Expires: 5/7/2025

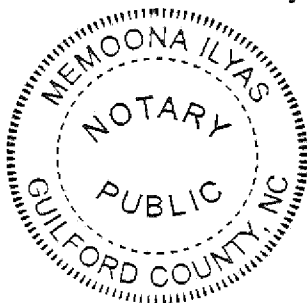


EXHIBIT A

BEGINNING at a point in the Northern right of way line of Parnell Drive, said point being an iron in the Southwest corner of Tract B (formerly part of Lot 12L, Tax Block 3237, in the Forsyth County Register of Deeds as now constituted); thence from the point of beginning North 01 degrees 35 minutes and 23 seconds West with the common line between Tract A and Tract B 629.87 feet to an iron; thence continuing South 86 degrees 45 minutes and 11 seconds East 211.61 feet to an iron; thence continuing South 05 degrees 30 minutes and 12 seconds West 627.53 feet to an iron in the Northern right of way of Parnell Drive; thence continuing with the Northern right of way line of Parnell Drive North 87 degrees 00 minutes and 00 seconds West 133.79 feet to an iron, the place of BEGINNING and containing 2.4873 acres.

The above parcel is the same as that property described in Deed Book 3480, Page 1288, Forsyth County Registry, and is further designated as Tax Parcel Identifier Number 6857-77-1462.00 on the Forsyth County Tax Maps.

The above parcel is also shown as all of Lot One and all of Lot Two on plat entitled "SURVEY OF KRUSHNA ABODES, LLC," such plat recorded in Plat Book 70, Page 168, Office of the Register of Deeds of Forsyth County, N.C., incorporated herein by reference for a more particular description.