

2021019284 00079FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$690.00PRESENTED & RECORDED
04/15/2021 11:26:55 AM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY**BK: RE 3602**
PG: 476 - 479**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$690.00

Parcel Identifier No. 6824-38-5534.00

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.
Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Part of Lots 6 and 7, George S. Ebert Farm

THIS DEED made the 13 day of APRIL, 2021, by and between

GRANTOR	GRANTEE
<p>LEIAPHI, LLC a North Carolina limited liability company</p> <p>Grantor Address: P.O.Box 848 Linwood, NC 27292</p>	<p>David Randleman</p> <p>Property Address: 1218 Miller Street Winston-Salem, NC 27103</p>

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3492, Page 577, Forsyth County Registry.

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, rights of way, and other restrictions of record.

(signatures to follow)

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

LEIAPHI, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Kim Lien Nguyen, Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Kelly M. White, a notary, certify that Kim Lien Nguyen personally came before me this day and acknowledged that he/she is Manager of LEIAPHI, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 13th day of April, 2021.

[Signature]
Official Signature of Notary
Printed or typed name of Notary Kelly M. White
My Commission Expires: 4/06/2025

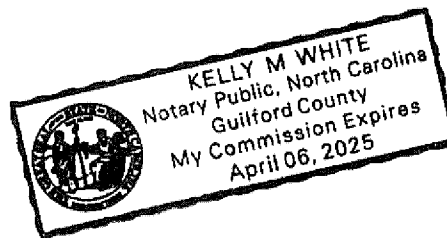


Exhibit "A"
Property of David Randleman
1218 Miller Street

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" East 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.

The subject property is the same as that property described in Deed Book 3492, Page 577, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6824-38-5534.00 on the Forsyth County Tax Maps.