

2022040593 00145

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$350.00

PRESENTED & RECORDED

08/31/2022 02:15:25 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3715**PG: 2694 - 2696****SPECIAL WARRANTY DEED****Excise Tax:** \$350.00**Tax Parcel Identification Number:** 5866-94-5119.000

This instrument was prepared by: Brant H. Godfrey, 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.

Return to: Kelly A. Speaks, 9560 Wildflower Woods Way, Lewisville, NC 27023**Mail Tax Bill to:** 9560 Wildflower Woods Way, Lewisville, NC 27023**Brief description for the Index:** 590 Baileys Cove Drive, Lewisville, NC 27023THIS DEED made this 17 day of August, 2022 by and between

GRANTOR	GRANTEE
ESTATES AT LISSARA, LLC, A North Carolina limited liability company 1598 Westbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103	KELLY A. SPEAKS and wife, JALEEMA SPEAKS 9560 Wildflower Woods Way Lewisville, NC 27023

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 3380, Page 4074, Forsyth County Registry.

THIS IS _____ OR IS NOT X 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 2022 property taxes.

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

ESTATES AT LISSARA, LLC By HUBCO, LLC, its Manager

By: Brant H. Godfrey (SEAL)

Name: Brant H. Godfrey, Manager of HUBCO, LLC

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Janice K.L. Irwin, a Notary Public of the County of Forsyth and State of North Carolina, certify that Brant H. Godfrey, either being personally known to me or proven by satisfactory evidence (said evidence being n/a), who is a Manager of HUBCO, LLC, a manager of Estates at Lissara, LLC, personally appeared before me this day and acknowledged that he is a Manager of HUBCO, LLC and that as Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 17 day of August, 2022.

Janice K.L. Irwin
Notary Public

Name: Janice K.L. Irwin

My Commission Expires: 8/7/2027

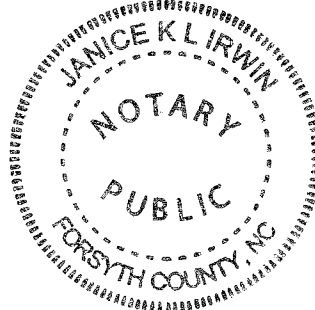


Exhibit A – Leath Farms Description

All that parcel of land in Lewisville Township, County of Forsyth and State of North Carolina, containing 4.0 acres, more or less, as shown on an unrecorded plat of survey dated June 1981 by G. Stephen Lineback, RLS, being described more particularly as follows:

Beginning at an iron stake, the southeast corner of Lot No. 7 of the A.D. Stimson Estate as recorded in Plat Book 9, Page 68, Forsyth County Registry, also the Southwest terminus of a “Common Area, 40’ Private Access and Public Utilities Easement” as shown in Plat Book 58, Page 2 and Plat Book 63, Page 52, Forsyth County Registry; running thence with the South line of said Common Area and the South line of Kelly Speaks (Deed Book 3232, Page 2762, FCR) South 51 degrees 46’16” East 202.24 feet to an iron stake at the Northwesternmost corner of N. Scott Huffman (Deed Book 1336, Page 993, FCR); running thence with Huffman’s Westernmost line South 38 degrees 13’44” West 20 feet to an iron stake in Huffman’s North line; running thence with Huffman’s North line South 51 degrees 46’16” East 194.08 feet to an iron stake in a West line of Huffman; running thence with Huffman’s West line South 27 degrees 55’30” West 287.06 feet to an iron stake in a branch; running thence with the meanderings of the branch, and the North lines of David B. Rierson (Deed Book 1633, Page 4013, FCR), and Russell J. Fulton (Deed Book 2029, Page 878 and Deed Book 1436, Page 1073, FCR), the following courses and distances: North 61 degrees 28’22” West 105.60 feet to a point, North 88 degrees 41’19” West 120.64 feet to a point, North 68 degrees 23’14” West 73.90 feet to a point, North 79 degrees 15’14” 233.70 feet to a point, and North 34 degrees 01’26” West 16.04 feet to a nail; a Southeast corner of Joanna Bailey (Deed Book 1338, Page 796, FCR, Tax PIN 5866-83-7773 FC Tax Maps); running thence with Bailey’s East line and the East line of Estates at Lissara, LLC (Tract VIII, Plat Book 63, Page 187 FCR) the following courses and distances: North 45 degrees 23’10” East 206.33 feet to a stone, and North 42 degrees 00’11” East 312.74 feet to the point and place of beginning, and being a portion of the A.D. Stimson Estate as recorded in Plat Book 9 at Page 68, Forsyth County Registry.

Also being designated as Tax Lot 302, Block 4439, Forsyth County Tax Maps, PIN# 5866-94-5119.000 Forsyth County Tax Maps as presently constituted.

Together with that access easement recorded in Deed Book 1487, Page 844, Forsyth County Registry.