

2022054052 00138

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$260.00

PRESENTED & RECORDED

12/07/2022 03:52:56 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3731

PG: 3173 - 3174

Excise Tax: \$260.00

Tax Info: PIN 6836-27-6418.00 / Tax Block 1181, Lot 124

Mail deed & tax bills to: Grantee(s) @ 2907 NE Gilmer Avenue, Winston-Salem, NC 27105

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 124 of Bon-Air Greenway Place, Section 3

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 6 day of December, 2022 by and between

GRANTOR	GRANTEE
<p>LEIAPHI, LLC A North Carolina Limited Liability Company</p> <p>Grantor Address: 4044 Old Linwood Road Lexington, NC 27292</p>	<p>BRENDA JACOBO GALAVIZ</p> <p>Grantee Address: 2907 NE Gilmer Avenue Winston-Salem, NC 27105</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **BEING KNOWN AND DESIGNATED as Lot 124 as shown on the map of BON AIR-GREENWAY PLACE, SECTION 3, as recorded in Plat Book 8, Page 109 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

submitted electronically by "Schell Law Office, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3648, Page 92. A map showing the above described property is recorded in Plat Book 8, Page 109.


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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2022 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

LEIAPHI, LLC


By:  (SEAL)
KIM LIEN THI NGUYEN, Member Manager

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public of the aforesaid County and State, certify that KIM LIEN THI NGUYEN, either being personally known to me or proven by satisfactory evidence, who is a Member Manager of LEIAPHI, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that she is a Member Manager of LEIAPHI, LLC and that as a Member Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 6 day of December, 2022.


Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2024