

Excise Tax: \$340.00
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Narron Wenzel, PA
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Smithfield, North Carolina 27577

Recording Time, Book and Page

THIS INSTRUMENT WAS PREPARED BY: WHITNEY L. HOSEY, Esq. [No title exam]

BRIEF DESCRIPTION FOR THE INDEX: OAK ST M20L35 161517-319

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED IS MADE THIS THE 24th DAY OF FEBRUARY, 2022, BY AND AMONG THE FOLLOWING:

GRANTOR: LETA BELLE ANGUS PROPERTIES, LLC, a North Carolina limited liability company
2533 Little Divine Road
Selma, North Carolina 27576

GRANTEE: MICHAEL GIUFFRE and ELAINA GIUFFRE, a married couple
224 E. Holding Ave., Suite 1652
Wake Forest, North Carolina 27588

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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all of Grantors' interest in that certain lot or parcel of land situated in Johnston County, North Carolina and more particularly described as follows:

[SEE EXHIBIT A TO DEED WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE]

This is not the primary residence of Grantors.

TO HAVE AND TO HOLD all of Grantors' interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

{N0312748.DOC: 1}

And the Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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 and subsequent years.

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

LETA BELLE ANGUS PROPERTIES, LLC

BY: Katherine B. Parrish (SEAL)
Katherine ("Kathy") B. Parrish, Trustee of the Dicky
Everett Parrish Revocable Trust u/a/o October 12, 2001, Manager

BY: Katherine B. Parrish (SEAL)
Katherine ("Kathy") B. Parrish, Manager

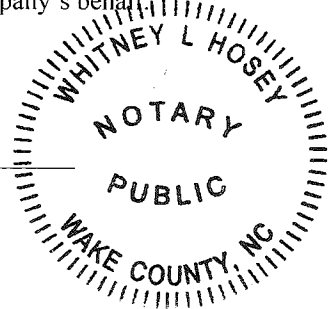
NORTH CAROLINA
JOHNSTON COUNTY

I, Whitney L. Hosey, a Notary Public of the County and State aforesaid, certify that
KATHERINE ("Kathy") B. PARRISH, in her capacity as Trustee of the Dicky Everett Parrish Revocable Trust
u/a/o October 12, 2001, Manager of Leta Belle Angus Properties, LLC, being duly authorized, personally appeared
before me this day and acknowledged the execution of the foregoing instrument on the Company's behalf.

Witness my hand and official stamp or seal, this 24 day of February, 2022.

My commission expires: 03/29/2025

Whitney L. Hosey
Notary Public



NORTH CAROLINA
JOHNSTON COUNTY

I, Whitney L. Hosey, a Notary Public of the County and State aforesaid, certify that
KATHERINE ("Kathy") B. PARRISH, in her capacity as Manager of Leta Belle Angus Properties, LLC, being duly
authorized, personally appeared before me this day and acknowledged the execution of the foregoing instrument on
the Company's behalf.

Witness my hand and official stamp or seal, this 24 day of February, 2022.

My commission expires: 03/29/2025

Whitney L. Hosey
Notary Public

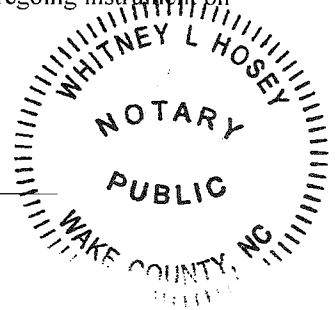


EXHIBIT A**413/415 WEST OAK STREET**

BEGINNING at an existing iron pipe (EIP) in the Southern Right of Way of West Oak Street, said EIP being the common corner of 413/415 West Oak St and 409/411 West Oak Street; thence from said point of beginning South 25 degrees 56 minutes 58 seconds West 155.66 feet to an EIP with ERB; thence North 13 degrees 27 minutes 57 seconds East 64.46 feet to an EIP with ERB; thence North 56 degrees 01 minutes 53 seconds West 94.93 feet to an EIP; thence North 56 degrees 01 minutes 53 seconds West 14.88 feet to an EIP; thence North 33 degrees 22 minutes 52 seconds East 92.96 feet to an iron rebar with red plastic cap in the Southern Right of Way of West Oak Street; thence along the Southern Right of Way of West Oak Street South 56 degrees 30 minutes 41 seconds East 96.75 feet to an EIP in the Southern Right of Way of West Oak Street, the point and place of BEGINNING, as shown on that survey entitled "Survey for Leta Belle Angus Properties, LLC", dated April 6th, 2022, and prepared by Jimmy Barbour, PLS, GSI.