

Excise Tax: \$340.00
Parcel Identification Number : 14025037
Mail after recording to:
Narron Wenzel, PA
Post Office Box 1567
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: W ANDERSON M25 L55 261517-318

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.

{N0315621.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

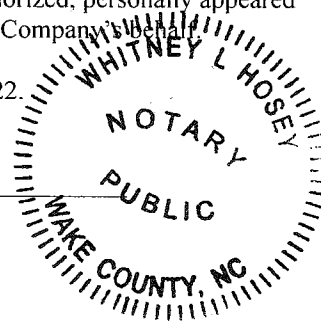
NORTH CAROLINA
JOHNSTON COUNTY

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 24th day of February, 2022.

My commission expires: 03/29/2025

Whitney L. Hosey
Notary Public

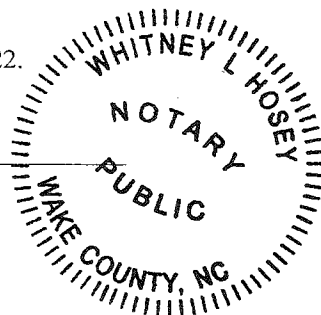


EXHIBIT A
PROPERTY DESCRIPTION

Parcel ID: 14025037

BEGINNING at an iron pin set in the SE corner of the Charles E. Hester, Sr., lot; thence North 38 degrees 26 minutes 33 seconds East 150.00 feet to an existing iron pipe in the corner of the N/F Eldon E. Standridge property; thence with the Standridge line, South 51 degrees 34 minutes 51 seconds East 87.50 feet to an iron pipe set in the property line of Charles E. Hester, Sr.; thence with the Hester line, South 38 degrees 28 minutes 09 seconds West 149.91 feet to an iron pipe set, a new corner, thence North 51 degrees 30 minutes 00 seconds West 54.49 feet to an iron pipe set and North 51 degrees 52 minutes 05 seconds West 32.94 feet to the point of BEGINNING, according to a survey by Jimmy C. Barbour, RLS, dated 12-17-96.

For chain of title, see Book 3640, page 36, Johnston County Registry.

Property Address: 804-806 W. Anderson Street, Selma North Carolina