

BK 1671 PG 1621 - 1623 (3)

DOC# 654649

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Fee: \$26.00

Tax: \$130.00

Unofficial Document

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Rockingham County, North Carolina
Benjamin J. Curtis, Register of Deeds

Recorded By: BRITTANY P. PRATT

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$130

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 166055

Mail after recording to: GRANTEE: 910 W. Vaughn St., Tempe, AZ 85283

This instrument was prepared by: **THE ADELIA SCHIFFMAN LAW GROUP** licensed North Carolina Attorneys.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this the 19th day of July, 2024, by and between

GRANTOR

MITSUO MANDA AND SPOUSE LISA MANDA

4105 Enchanted Ln., Greensboro, NC 27406

GRANTEE

RED STAG LAND CO. LLC

AN ARIZONA LIMITED LIABILITY COMPANY

Property Address: N/A-Parcel #166055

Mailing Address: 910 W. Vaughn St., Tempe, AZ 85283

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 and more particularly described as follows:

SEE EXHIBIT A

Submitted electronically by "Adelia Schiffman Law Group, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rockingham County Register of Deeds.

Unofficial Document Unofficial Document
All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1278
Page 2350, ROCKINGHAM County Registry.

A map showing the above described property is recorded in Plat Book 51, Page 4, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:
ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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 officer(s), the day and year first above written.

Mitsuo Manda

MITSUO MANDA

Lisa Manda

LISA MANDA

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: MITSUO MANDA AND LISA MANDA

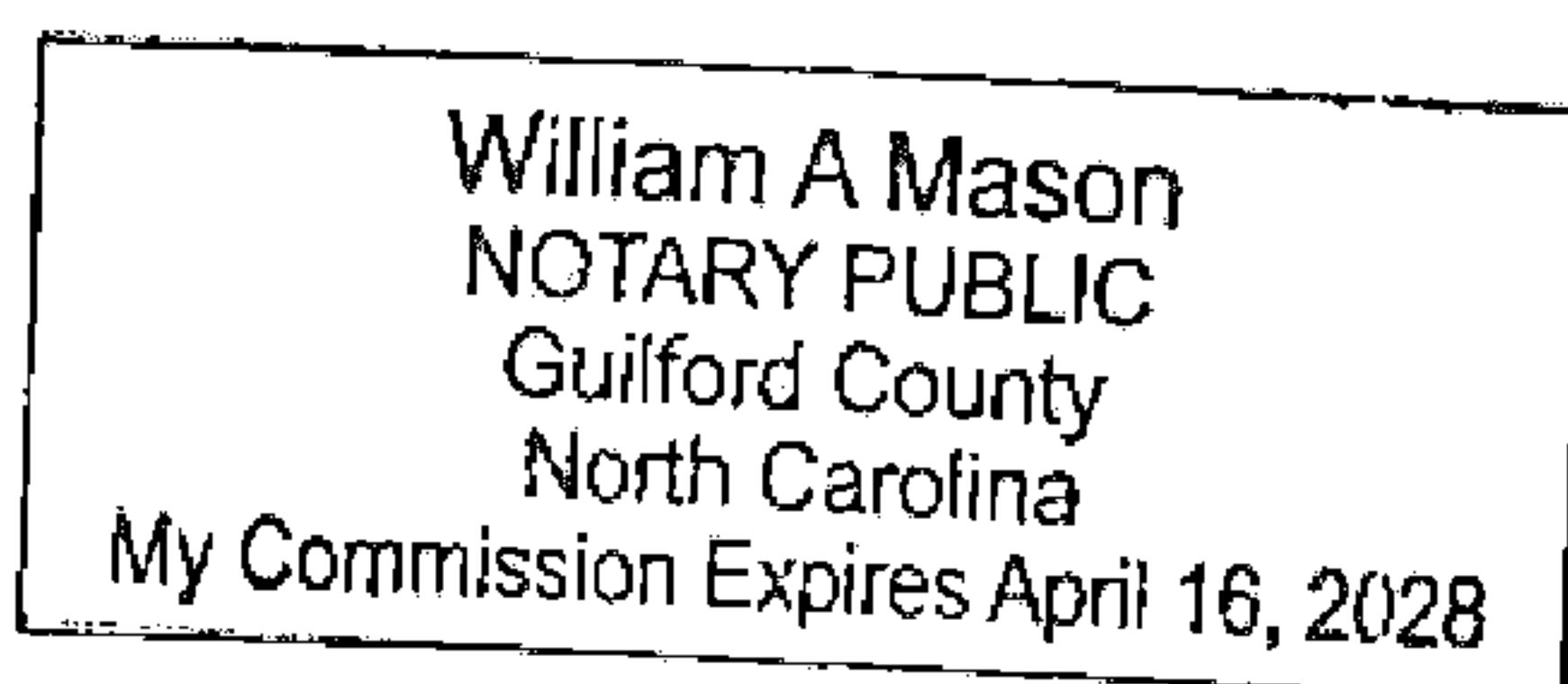
Witness my hand and official stamp or seal, this the 22nd day of July, 2024

My Commission Expires: 4-16-28

William A. Mason

Notary Public

Print Notary Name: William A. Mason



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EXHIBIT A

BEING all of Lot 5 of the plat for DRTT, Inc. dated 4/25/02 and revised 5/2/02, 6/18/02 and 7/26/02 by C.E. Robertson & Associates PLS, a copy of said plat being recorded in plat book 51, Page 4 in the office of the Rockingham County Register of Deeds.

TOGETHER WITH the non-exclusive right to the use of the private driveway easement shown on the above mentioned plat for ingress, egress and regress to and from said Lot and NC Highway 65 and SUBJECT TO the rights of other lot owners within said development to the use of said road and for the installation of public utilities within said easement area.