

WARRANTY DEED

Tax ID: 8-223-010

Revenue Stamps: 490.00

Prepared by Steven K. Bell, Attorney at Law, PC

NORTH CAROLINA

Property was was not Grantor's Primary Residence

CRAVEN COUNTY

THIS DEED, made and entered into this the 21 day of July, 2021, by and between TRG Lakeside, LLC, a North Carolina Limited Liability Company, hereinafter referred to as Grantor(s); and Arlina S. Pang and spouse, Boa Nguyen, whose address is 1611 W. Hightree Lane, New Bern, NC 28562, hereinafter referred to as Grantee(s);

WITNESSETH:

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell, and convey unto the Grantees, their heirs and assigns, in fee simple, the property described on Exhibit A attached hereto and made a part of this deed.

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

And the Grantors covenant with the Grantees, 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, except all encumbrances or restrictions mentioned above, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever.

The designation Grantors and Grantees as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted as their seal the typewritten word "SEAL" appearing after their signatures herein below this the day and year first above written.

TRG Lakeside, LLC
A North Carolina Limited Liability Company

✓ By: [Signature]
Dylan Marma, Manager

✓ STATE OF FLORIDA
✓ COUNTY OF HILLSBOROUGH

✓ I, JAMES D. DAILEY, a Notary Public of the aforesaid County and State, do hereby certify that Dylan Marma personally appeared before me this day and acknowledged that they are the Manager of TRG Lakeside, LLC, a North Carolina limited liability company, and that I further acknowledged the due execution thereof.

✓ This the 27TH day of July, 2021.

✓ [Signature]
Notary Public
✓ Printed Name: JAMES A. DAILEY

✓ My Commission expires:
12/26/2021

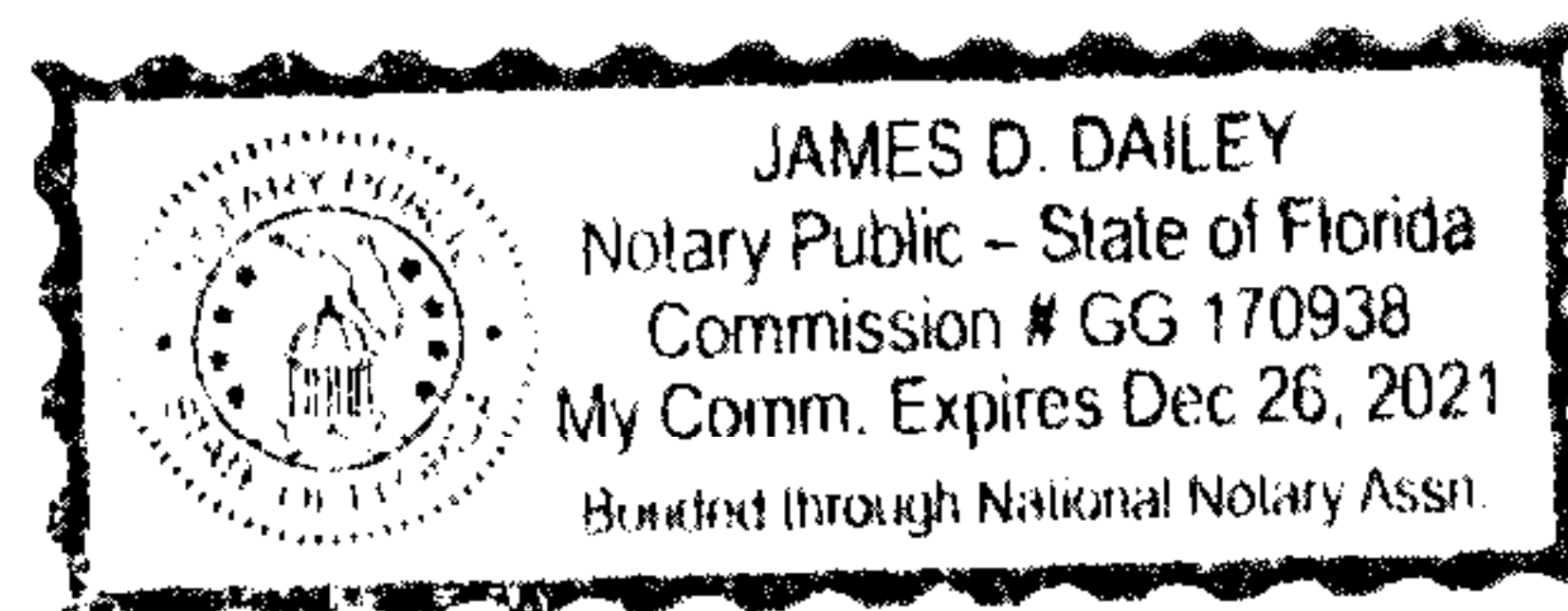


Exhibit A

Being all of that tract containing 2.20 acres, more or less, as same is shown on the Survey for Bao S. Nguyen and Arlina S. Phang, dated July 7, 2021, by Roy R. Smith, Jr., P.L.S., which survey is attached hereto as Exhibit B and incorporated herein by reference for a more particular description of the aforesaid property.

This conveyance is made subject to the right of way of NCSR 1481 (Gracie Farms Road) and to easements and restrictions of record.

Exhibit B

LEGEND:

- EIP = EXISTING IRON PIPE
- EIR = EXISTING IRON ROD
- Δ = CENTER LINE
- = NOT-TO-SCALE
- R/W = RIGHT-OF-WAY
- () = PER RECORD

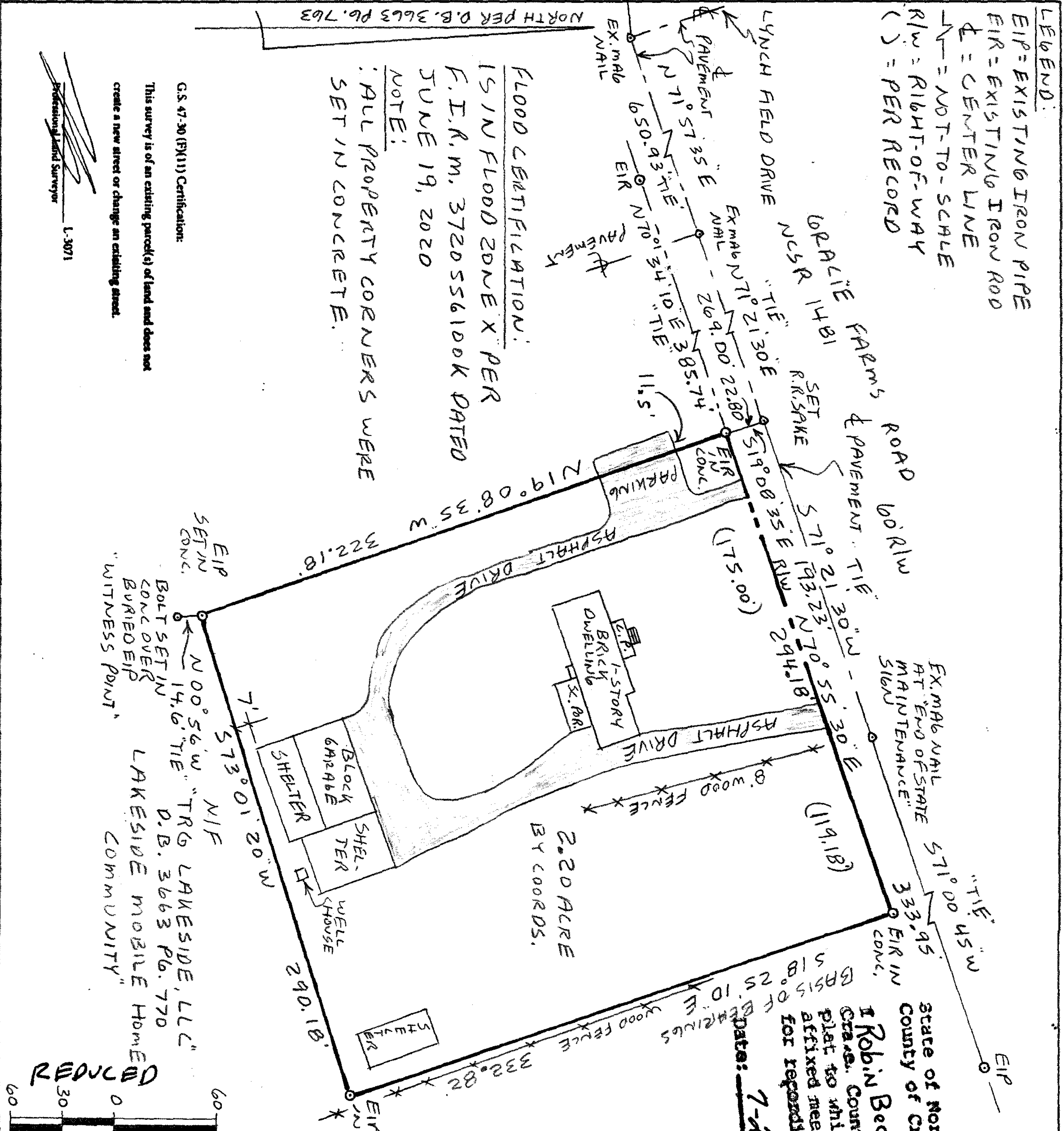
NORTH PER D.B. 3663 PG. 763

G.S. 47-30 (FM11) Certification:
 This survey is of an existing parcel(s) of land and does not
 create a new street or change an existing street.

Professional Land Surveyor
 L-3071

FLOOD CERTIFICATION:
 IS IN FLOOD ZONE X PER
 F.I.R.M. 3720556100K DATED
 JUNE 19, 2020
 NOTE:
 ALL PROPERTY CORNERS WERE
 SET IN CONCRETE.

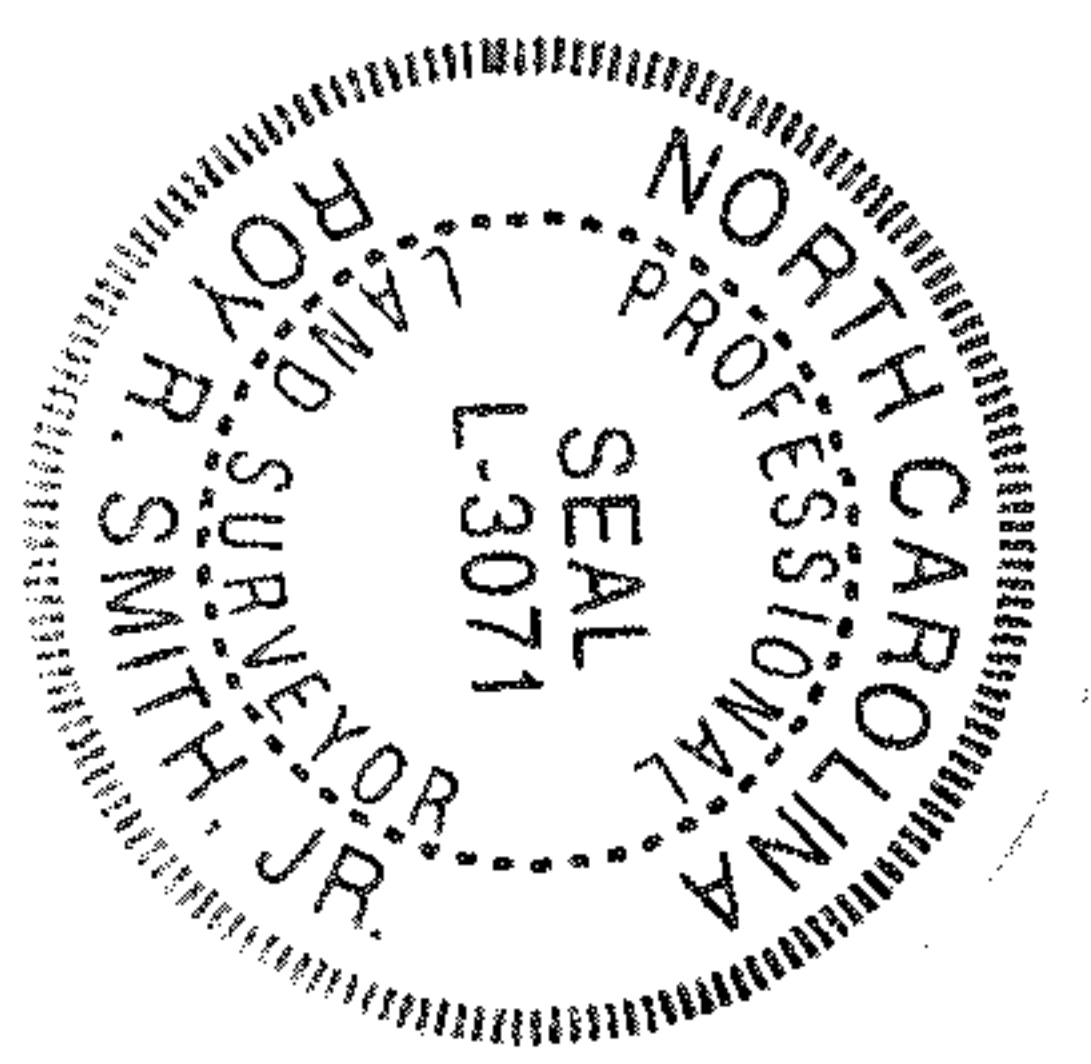
EIP SET IN CONC.
 BOLT SET IN CONC OVER BURIED EIP WITNESS POINT
 N 00° 56' W 14.6' TIE
 D.B. 3663 PG. 770
 LAKESIDE MOBILE HOME COMMUNITY



State of North Carolina
 County of Craven
 I Robin Becker Review Officer for Utility Map
 certify that the map or
 plat to which this certification is
 affixed meets all statutory requirements
 for recording.
 Date: 7-28-21

Robin Becker

Surveyor's Certificate
 I, Roy R. Smith, Jr., certify that this plat was drawn under my
 supervision from an actual survey made under my supervision
 (see reference); that the boundaries not surveyed are clearly
 indicated; that the ratio of precision of positions measured is
 1:20,000; that this plat was prepared in accordance with
 G.S. 47-30 as amended. Witness my original signature, license
 number and seal this 10 day of JULY 20 21.



REF: COVERING DEED: D.B. 3663
 PL. 763 CRAVEN COUNTY REGISTRY
 PARCEL ID: 8-223-010
 ADDRESS: 4506 BRACIE FARMS RD.

SURVEY FOR:
BAO S. NGUYEN
 AND
ARLINA S. PHANG

TOWNSHIP NO. 8, CRAVEN COUNTY, N. CAROLINA
 DATE: JULY 07, 2021
 SCALE: 1" = 60'
 FILE NO: 140101-5

BRACIE FARMS RD. SITE
 35° 09' 49" N
 77° 06' 09" W

REDUCED