

BK: CRP L-40
 PG: 2340 - 2344
 RECORDED:
 12/15/2020
 03:54:19 PM
 ASSISTANT
 BY: JANA SMITH

2020010068
 MACON COUNTY, NC
 TODD RABY
 REGISTER OF DEEDS

NC FEE \$26.00
 STATE OF NC
 REAL ESTATE
 EXTX \$44.00

GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA
 COUNTY OF MACON

PARCEL ID No.: 7502983992

Excise Tax: \$ 44.00

Prepared by and Return to: Fuss Law Firm, P.C.

No Title Examination or Certification

Brief Description for the Index: Lot 14 Nickajack Acres

MACON COUNTY
 12-15-2020 03:30:58 TM
 TAX COLLECTOR'S OFFICE

This Deed, made and entered this the 10th day of December, 2020, by and between **Mark E. Fried, Trustee of the FRIED FAMILY TRUST, General Partner of the FRIED FAMILY LIMITED PARTNERSHIP** of 1110 Brickell Avenue, Suite 310, Miami, Florida 33130, GRANTOR, party of the first part, and **Jeffrey Allen Noeth and wife, Shelby Miller Noeth**, GRANTEE, party of the second part, of 404 Salix Lane, Macon, Georgia 31216



MR

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple in all those certain lots, tracts, or parcels of land situated in the County of Macon and State of North Carolina, and more particularly described as follows:

Being the same property conveyed by Mortimer Fried and wife, Joy Fried, to the Fried Family Limited Partnership by deed dated 17 March 1997, recorded in Book Y-21, Page 794, Macon County Land Registry.

Being Lot No fourteen (14) of Nickajack Acres as surveyed by J Frank Shope, Surveyor, in January-July, 1961, and as shown on plat thereof recorded in Plat Cabinet 1, Slide 45, Page 1, Macon County Land Registry, to which plat reference is hereby made for a more particular description of the property hereby conveyed.

All or a portion of the property herein conveyed does ____ OR does not X include the primary residence of the Grantors.

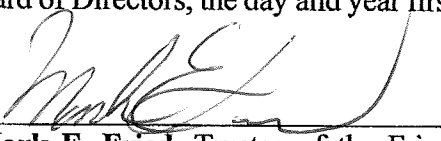
TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein referred to.

And the Grantor covenants with the Grantee that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the 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: (a) subject to County and Local Zoning Ordinances; (b) subject to standard easements for utilities; (c) restrictive covenants of record, if any; (d) taxes for current year.

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.

IN WITNESS WHEREOF, the Grantors have hereunto set their 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.

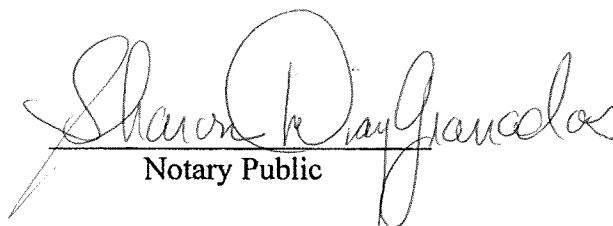

Mark E. Fried, Trustee of the Fried Family Trust,
 General Partner of the Fried Family Limited
 Partnership.

STATE OF FLORIDA
 COUNTY OF DADE ^{Miami}

I, Sharon Diazgranados a Notary Public for said State and County aforesaid do hereby certify that **Mark E. Fried, Trustee of the Fried Family Trust General Partner of the Fried Family Limited Partnership** personally appeared before me this day and acknowledged voluntarily executed the foregoing instrument for the purpose stated therein on behalf of the limited liability company.

Witness my hand and official seal, this 10th day of December, 2020.

My Commission Expires: 09/30/2022


 Notary Public



SHARON DIAZGRANADOS
 Commission # GG 223153
 Expires September 30, 2022
 Bonded Thru Budget Notary Services

STATE OF NORTH CAROLINA

COUNTY OF MACON

CERTIFICATION OF FRIED FAMILY
LIMITED PARTNERSHIP

NOW, COMES, MARK E. FRIED as Trustee of the Fried Family Trust, General Partner of the FRIED FAMILY LIMITED PARTNERSHIP , created by agreement dated November 22, 1966, amended June 9, 2016 and on March 12, 2018 , (hereafter ‘ FRIED FAMILY LP ‘), who pursuant to the laws of the State of Florida, authenticates and certifies:

1. The FRIED FAMILY LP, was created under the laws of the State of Florida by the Fried Family Partnership, LTD Agreement of Limited Partnership (“Agreement “) executed on November 22 , 1996, amended on June 9, 2016 and further amended on March 12, 2018. Since the creation of the FRIED FAMILY LP the Fried Family Trust has been the General Partner for the FRIED FAMILY LP. The FRIED FAMILY LP was assigned the Federal Employer Identification Number 65-0738429 by the Internal Revenue Service.
2. The undersigned’s address is: 1110 Brickell Avenue, Suite 310 Miami, Florida 33130.
3. Since March 23, 2016, Mark E. Fried, the undersigned, has continuously served and is currently serving as Trustee of the Fried Family Trust, General Partner of the FRIED FAMILY LP.
4. The undersigned , as Trustee of the General Partner of the FRIED FAMILY LP and pursuant to the aforesaid Agreement , has the power to convey title to any and all real property owned or titled in the in the FRIED FAMILY LP.
5. The subject Agreement does contain language that would permit its revocation by the Trustee of the General Partner under certain circumstances. However, the undersigned certifies that as of this date that the FRIED FAMILY LP and the Agreement have not been revoked and remain in full force and effect.

6. The undersigned, as Trustee of the General Partner of the FRIED FAMILY LP and pursuant to the Agreement at Article II, Sec. 2.06 , has the authority to exercise numerous powers including, but not limited to: a) “ To buy, sell, lease, and deal in services, personal property and real property: and engage in any other trade, business, or investment activity without the authorization of any other person or entity.

7. The FRIED FAMILY LP took title to the real property as shown in a North Carolina General Warranty deed recorded on May 12th, 1997 in Book Y-21, Pages 794-795, of the Macon County Registry.

This Certification of the FRIED FAMILY LP is made and executed for the purposes set out in section NCGS 36C-10-1013, and the undersigned understand this certification will be relied upon by third parties in connection with future ownership of the real property referenced in Book Y-21, Pages 794-795 Macon County Land Registry.

Further your affiant saith not.

This 10th day of December, 2020.



Mark E. Fried, Trustee of the Fried Family
Trust, General Partner of the FRIED
FAMILY LIMITED PARTNERSHIP

STATE OF FLORIDA

COUNTY OF DADE

I Sharon Diaz Granados, certify that the following person(s) personally appeared before me this day, and; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark E. Fried, Trustee of the Fried Family Trust, General Partner of the Fried Family
Limited Partnership

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Witness my hand and official seal, this the 10th day of December, 2020.

My Commission Expires: 09/30/2022

Sharon Diaz Granados
Notary Public



SHARON DIAZGRANADOS
Commission # GG 223153
Expires September 30, 2022
Bonded Thru Budget Notary Services