

2016035867 00117

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$926.00

PRESENTED & RECORDED
 09/09/2016 01:41:18 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3306
PG: 4278 - 4280

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$926.00

Parcel Identifier No. 6856-96-3028.00 Verified by _____ County on the _____ day of _____, 20____
 By: _____

Mail/Box to: BCA Property Management, LLC, 1125 Ballpark Drive, Mooresville, NC 28115

This instrument was prepared by: J. Adam Kensky – Triad Investment Partners, LLC

Brief description for the Index: 2.268 Acres

THIS DEED made this 2nd day of September, 2016, by and between

GRANTOR	GRANTEE
<p>TRIAD INVESTMENT PARTNERS, LLC</p> <p>1400 Battleground Ave., Suite 214-G Greensboro, NC 27408</p>	<p>BCA PROPERTY MGMT, LLC</p> <p>1125 Ballpark Drive Mooresville, NC 28115</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 lots or parcel of land situated and in the City of _____, _____ Township, **Forsyth** County, North Carolina and more particularly described as follows:

See attached Exhibit A made a part hereof by reference

This property is known as 140 Peddycord Park Lane, Kernersville, NC 27284

Property is not Grantor's primary residence

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3283 Page 1759.

A map showing the above described property is recorded in Plat Book 41 page 114-115.

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, other than the following exceptions:

This conveyance is subject to easements, restrictions and right of way of record, if any.

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

TRIAD INVESTMENT PARTNERS, LLC

(Entity Name)

(SEAL)

By:

J. ADAM KENSKY

Title: **Member/Manager, Triad Investment Partners, Llc**

(SEAL)

By:

Title:

(SEAL)

By:

Title:

(SEAL)

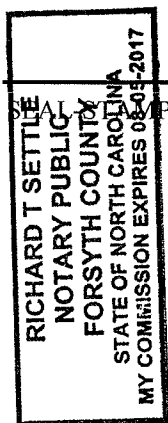
SEAL-STAMP

State of North Carolina – County of

I, the undersigned Notary Public of the County and State aforesaid, certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____ and in the capacity indicated.

My Commission Expires:

Notary Public



State of North Carolina - County of Gailford

I, the undersigned Notary Public of the County and State aforesaid, certify that J. ADAM KENSKY personally came before me this day and acknowledged that he is the Member/Manager of TRIAD INVESTMENT PARTNERS. LLC, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 2 day of SEPT, 2016 and in the capacity indicated.

My Commission Expires:

8-5-2017

Notary Public

SEAL-STAMP

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires:

Notary Public

The foregoing Certificate(s) of _____

Exhibit A

Being all of LOT 7, according to the plat thereof, recorded in PLAT BOOK 41, PAGES 114-115, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said Plat being made for a more particular description of said Lot.

PROPERTY ADDRESS:

140 Peddycord Park Dr.,
Kernersville, NC 27284

FORSYTH CO. PROPERTY TAX INFORMATION:

Tax Parcel # 6856-96-3028.00