



2019012417 00182

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

**\$13.00**

PRESENTED & RECORDED:  
04-08-2019 03:26:09 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3454**

**PG: 122-126**

**SPECIAL WARRANTY DEED**

**Excise Tax: \$13.00**

**PREPARED BY: Ronald Reed Jacobs**

**MAIL TO Grantee: 511 Glenlea Ln.  
Greenville, SC 29617**

No Title Search Requested or Performed

**Property Addresses: 0 Brindle ST, 222 E Twenty Third ST, 0 Mitchell DR, 0 Yale AVE, 0 Druid Hills DR, 0 Erin ST, 0 Cranford ST, 0 Pleasant View DR**

Tax Parcels: 6844-46-4083.00, 6836-64-2922.00, 6827-48-3260.00, 6833-46-8684.00, 6836-15-9610.00, 6847-37-5473.00, 6834-90-5150.00, 6838-91-2015.00

**NOT GRANTOR'S PRIMARY RESIDENCE**

THIS DEED, made this 5th day of April, 2019, by **TRIAD LEGACY, LLC, a South Carolina Limited Liability Company**, party of the first part, and **GREENBRIAR INVESTMENTS LLC, a South Carolina Limited Liability Company**, party of the second part,

WITNESSETH: That the said party of the first part in consideration of TEN DOLLARS (\$10.00) amount and other considerations, to him paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto the said party of the second part, and the heirs and assigns of said party of the second part, all her interest in that certain lot or parcel of land situated in the County of FORSYTH, State of North Carolina, more particularly described as follows, to wit:

**SEE EXHIBIT A**

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and the heirs and assigns of said party forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show.

AND THE SAID PARTY of the first part doth covenant that she is seized of said premises in fee and has the right to convey same in fee simple; that he will WARRANT AND DEFEND the said title to the same against the claims of all persons claiming by, through and under him.

IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his hand and seal, the day and year first above written.

TRIAD LEGACY, LLC



By: Reed Jacobs/Manager

State of South Carolina  
County of GREENVILLE

I, THOMAS E COOK JR., the undersigned Notary Public of County and State aforesaid, certify that the following person (s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing documents for the purpose stated herein and in the capacity indicated: James Hyatt, Member/Manager of Triad Legacy, LLC, a South Carolina Limited Liability Company

WITNESS my hand and official stamp or seal, this 5 day of April, 2019

My commission expires: JUNE 15 2028



Notary Public Signature

THOMAS E COOK JR

Notary's printed or typed name

THOMAS E. COOK JR.  
Notary Public - State of South Carolina  
My Commission Expires June 15, 2028

SEAL

**EXHIBIT A**

Tract 1:

Tax ID #: 6844-46-4083.00

Address: 0 Brindle ST, Winston Salem, N.C. 27107

**Legal Description: Known and designated as lots 3 and 4, on the plat of E. L. Vogler Estate, which plat is recorded in plat book 9, page 201-201A in the Office of the Forsyth County Register of Deeds. Also known as lots 3 and 4, block 1754, on the Maps of the Forsyth County Tax Supervisor.**

**Subject to easement of record in favor of Duke Power Company.**

Tract 2:

Tax ID #: 6836-64-2922.00

Address: 222 E Twenty Third ST, Winston Salem, N.C. 27105

**Legal Description: BEING located on the North side of East 23<sup>rd</sup> Street, and being known and designated as Lot No. 61, as shown on the map of FAIRVIEW, as recorded in Plat Book 8, Page 91, Public Registry of Forsyth County, North Carolina.**

Tract 3:

Tax ID #: 6827-48-3260.00

Address: 0 Mitchell DR, Winston Salem, N.C. 27106

**Legal Description: BEGINNING at the corner of Lot No. 7, Ida A. Styers' corner, running thence North 50 feet to an iron pipe; thence East 150 feet to an iron pipe; thence South 50 feet to an iron pipe; thence West 150 feet to the place of BEGINNING. This being known and designated as Lot No. 8 on the Plat of Property owned by Ida A. Styers.**

Tract 4:

Tax ID #: 6833-46-8684.00

Address: 0 Yale AVE, Winston Salem, N.C. 27107

**Legal Description: Being known and designated as Lot No. 226, Section 4, of the Map of Weston, which Map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 13, Page 221, reference to which is herewith made for more particular description.**

Tract 5:

Tax ID #: 6836-15-9610.00

Address: 0 Druid Hills DR, Winston Salem, N.C. 27105

**Legal Description: Being known and designated as Lot No. 2, Block Has set out upon Map of Greenway Place, a plat of which is recorded in Plat Book 4, Page 73 in the office of the Register of Deeds of Forsyth County, North Carolina.**

Tract 6:

Tax ID #: 6847-37-5473.00

Address: 0 Erin ST, Winston Salem, N.C. 27105

**Legal Description: Lots 118 and 119 on the map of Pilot View Development recorded in Plat Book 3, Page 24A, Office of the Register of Deeds of Forsyth County, to which map reference is made for a more adequate description**

Tract 7:

Tax ID #: 6834-90-5150.00

Address: 0 Cranford ST, Winston Salem, N.C. 27107

**Legal Description: Being all lots Nos. 73 & 74 in Block "B" in the J. R. Thomas Subdivision of Block "H" of the E. B. Casel farm, as shown by map recorded in the Office of the Register of Deeds of Forsyth County, N.C. Book #4 Page 15.**

Tract 8:

Tax ID #: 6838-91-2015.00

Address: 0 Pleasant View DR, Winston Salem, N.C. 27105

**BEGINNING** at an iron stake, the southwest corner of Pleasant View Drive and Baux Mountain Road; running thence along the west line of Baux Mountain Road, South 11 deg. 20 min. West 200 feet to an iron stake; thence North 81 deg. 30 min. West 420 feet to a stake; thence South 54 deg. West 177.5 feet to an iron stake; thence South 30 deg. West 150 feet to an iron stake; thence North 60 deg. West, falling in with the north line of Lot No. 29, Pleasant View, Section 1, -275 feet to an iron stake in the east line of Pleasant View Drive, the northwest corner of said Lot No. 29; running thence along the east line of Pleasant View Drive, North 30 deg. East 150 feet to an iron stake located 10 feet northeast of Lot No. 31 on map of Pleasant View, Section 1; thence South 60 deg. East 150 feet to a stake, North 30 deg. East 75 feet to a stake, and North 60 deg. West 150 feet to an iron stake in the east line of Pleasant View Drive; thence along the East, southeast and south lines of Pleasant View Drive the following courses and distances: North 40 deg. 40 min. East 112.7 feet more or less to a stake, North 59 deg. 40 min. East 110 feet to a stake, North 82 deg. 40 min. East 110 feet to a stake, South 71 deg. 05 min. East 116.5 feet to a stake; South 71 deg. 15 min. East 100 feet to a stake, and South 81 deg. 30 min. East 320 feet more or less to the **BEGINNING**. Being all of Lots Nos. 30 and 31, parts of Lots Nos. 32 and 33, all of Lots Nos. 34 thru 40, inclusive and part of an acreage tract, all as shown on map of Pleasant View, Section 1, as recorded in Plat Book 7, page 25; and being a part of the M. L. Jackson Property as shown on map recorded in Plat Book 11, page 32, Office of the Register of Deeds of Forsyth County, N.C. , containing approximately 5 acres, more or less. Save and except parcels previously conveyed out of the above description by CW. Myers Trading Post, Inc.