



**2019015353 00054**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$6.00**

PRESENTED & RECORDED:  
**04-29-2019 12:13:50 PM**  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPY

**BK: RE 3457**  
**PG: 849-851**

### **SPECIAL WARRANTY DEED**

**Excise Tax: \$6.00**

**PREPARED BY:** James Hyatt

**MAIL TO Grantee:** 247 Doc Stone Rd. Stafford, VA 22556

No Title Search Requested or Performed

**Property Address:** 0 Carlton Dr. Winston Salem, NC 27105

Envelope

Tax Parcel: 6848-02-8659.00

#### **NOT GRANTOR'S PRIMARY RESIDENCE**

THIS DEED, made this 24th day of April, 2019, by **TRIAD LEGACY, LLC, a South Carolina Limited Liability Company**, party of the first part, and **Thomas Kemper and Marco Sardan** 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.

Special Warranty Deed

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

**TRIAD LEGACY, LLC**

James Hyatt  
By: James Hyatt Member/Manager

State of SC  
County of GREENVILLE

I, ANTHONY S PERSONS, 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 26 day of April, 2019

My commission expires: 4-3-24

Anthony S Persons  
Notary Public Signature  
ANTHONY S PERSONS  
Notary's printed or typed name

SEAL

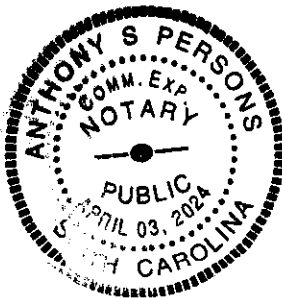


EXHIBIT A

Tax ID #: 6848-02-8659

Address: 0 Carlton Drive, Winston Salem, N.C. 27105

Legal Description: Being Lots Numbered Three (3, Four (4) as shown upon the Map of Ferrell Heights, Section Two (2) as surveyed and platted by J. E. Ellerbe, C.E., in May 1953, which map is of record in the office of the Register of Deeds of Forsyth County, North Carolina in Map Book 16, Page 158 and to which map reference is hereby made for a more particular description.

This conveyance is made and accepted subject to the conditions and restrictions in Book 802, Page 301.