

2020000366 00209

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$15.00

PRESENTED & RECORDED
01/03/2020 04:34:09 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3501
PG: 2448 - 2449

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$15.00

Recording Time, Book and Page

Parcel Identifier No. 6845-38-4243.000

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY-

THIS DEED made this day of DECEMBER 2019 by and between

GRANTOR

TRIAD LEGACY, LLC
A South Carolina limited Liability Company
PO BOX 94
GREENVILLE, SC 29602

GRANTEE

MONICA A. LOZANO
PROPERTY ADDRESS: 0 MOUNT VERNON AVE., WINSTON SALEM, NC 27101
MAILING ADDRESS: 2632 SHAMROCK DR., CHARLOTTE, NC 28205

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 lot or parcel of land and more particularly described as follows:

Tax ID #: 6845-38-4243
Address: 0 Mount Vernon Ave., Winston Salem, N.C. 27101

Legal Description: Being located on Mt. Vernon Avenue, and being known and designated as Lot #s 12, 13, and 14, as shown on the map of MASTEN PARK, as recorded in Plat Book 2, Page 19 Public Registry of Forsyth County, North Carolina; being the same property as that described in Book 1429, Page 819 Public Registry of Forsyth County, North Carolina.

Submitted electronically by "Law office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3450, Page 2169, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 2, Pages 19, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

TRIAD LEGACY, LLC (SEAL)
(ENTITY NAME)

By: James Hyatt _____ (SEAL)
Name: James Hyatt
Title: MEMBER/MANAGER

By: _____ (SEAL)
Title: _____

(SEAL)

STATE OF South Carolina COUNTY OF Greenville

I, THE UNDERSIGNED NOTARY PUBLIC FOR THE COUNTY AND STATE AFORESAID, CERTIFY THAT James Hyatt (NAME) PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE/SHE IS MEMBER/MANAGER OF TRIAD LEGACY, LLC. AND THAT BY AUTHORITY DULY GIVEN AND AS THE ACT OF SUCH ENTITY, HE/SHE SIGNED THE FOREGOING INSTRUMENT IN ITS NAME ON ITS BEHALF AS ITS ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS THE 17 DAY OF DEC., 2019.

Katelin Gresham
NOTARY PUBLIC

MY COMMISSION EXPIRES:
6/27/2022

