

2020004618 00067FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$3.00**

PRESENTED & RECORDED

02/03/2020 11:07:53 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3506**PG: 421 - 423****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$3.00****Parcel Identifier No.: 6834-33-5011.00**

Brief description for index: Lot No. 42, of Woodleigh Place

Mail deed/taxes after recording to **Grantee:** 1404 E. Sedgefield Dr., Winston Salem, NC 27107This instrument was prepared by: **Patti D. Dobbins, a licensed North Carolina Attorney.**THIS DEED made this 27th day of January, 2020 by and between**GRANTOR:****TRIAD LEGACY, LLC** A South Carolina
Limited Liability Company.

Address:

PO Box 94
Greenville, SC 29602**GRANTEE:****JORGE TREJO SANCHEZ** (unmarried)

Property Address:

O Woodleigh Street
Winston Salem, NC 27127

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.

WITNESSTH, 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 situated in **FORSYTH** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 5 3450, Page 2169, **FORSYTH** County Registry.

"This instrument prepared by: PATTI D. DOBBINS, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 1, Page 59, and referenced within this instrument.

Does the above described property include the primary residence? YES X NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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 by authority of its Board of Directors, the day and year first above written.

TRIAD LEGACY, LLC
A SOUTH CAROLINA LIMITED LIABILITY COMPANY

By: _____

JAMES HYATT

Title: Manager/Member

SEAL-STAMP	<p>STATE OF <u>South Carolina</u> COUNTY OF <u>Greenville</u></p> <p>I, <u>Katelin Gresham</u>, a Notary Public of <u>Greenville</u> County of the State of <u>South Carolina</u>, do hereby certify that JAMES HYATT personally came before me this day and acknowledged that he/she is MANAGER/MEMBER of TRIAD LEGACY, LLC, and acknowledged, on behalf of TRIAD LEGACY, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29</u> day of <u>January</u>, 2020.</p> <p>My Commission Expires: <u>6/27/2022</u> <u>Katelin Gresham</u> Notary Public</p>
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KATELIN GRESHAM
Notary Public - State of South Carolina
My Commission Expires June 27, 2022

EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot Number 42, as shown on the Plat of Woodleigh Place, as recorded in Plat Book 1, Page 59, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 0 WOODLEIGH STREET, WINSTON SALEM, NC 27127

PARCEL ID #: 6834-33-5011.00