



2020012687 00100

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

PRESENTED & RECORDED:
03-30-2020 11:20:15 AM

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

BK: RE 3515
PG: 3395-3397

SPECIAL WARRANTY DEED

Excise Tax: \$6.00

PREPARED BY: James Hyatt

MAIL TO Grantee: 2309 Oak Grove Circle
Midland, NC 28107

ENVELOPE

No Title Search Requested or Performed

Property Address: 2321 Woodland Ave. Winston-Salem, NC 27105

Tax Parcel: 6836-65-1122.00

NOT GRANTOR'S PRIMARY RESIDENCE

THIS DEED, made this 17th day of March, 2020, by **TRIAD LEGACY, LLC**, a South Carolina **Limited Liability Company**, party of the first part, and **Doug McGee and Kenlie Addison McGee** 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

James Hyatt
By: James Hyatt Member/Manager

State of SC
County of Greenville

I, John Aaron Witt, 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 March, ~~2019~~ 2020

My commission expires: April 9 2020

John Aaron Witt
Notary Public Signature

John Aaron Witt
Notary's printed or typed name

SEAL



EXHIBIT A

Tax ID #: 6836-65-1122

Address: 2321 Woodland Ave., Winston Salem, N.C. 27105

Legal Description: BEGINNING at the Northwest corner of Lot 58 in Fairview, as shown on a map of Fairview recorded in Deed Book 90, page 588, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence East 85 feet with the line of 24th Street (formerly Cutchen Street); thence South 60 feet parallel with the line of Lot 58; thence West 85 feet to the line of Woodland Avenue (formerly Andrews Street); thence North 60 feet with the line of Woodland Avenue to the point of beginning. This property is portions of the same property known and designated as Lots 58 and 60 in Fairview, as shown on a map recorded in Register of Deeds Office in Forsyth County, N.C., in Deed Book 90, page 588, and as shown in the Tax Office of Forsyth County, Block 326, this being part of the same property conveyed to S. A. Stout, by A.P. Davis, by deed recorded in the Office of the Register of Deeds of Forsyth County, N.C., in Deed Book 172, page 43, and being the same property conveyed to J. M. Brown by deed recorded in Book 678, page 128.