



2020015667 00057

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$5.00

PRESENTED & RECORDED
 04-20-2020 10:12:37 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3519
 PG: 3049-3051

Mail: Triad Legacy
 PO Box 94
 Greenville, SC

SPECIAL WARRANTY DEED

Excise Tax: \$5.00

29602

PREPARED BY: Ronald Reed Jacobs

MAIL TO Grantee: 234 Brannigan Village Circle
Winston-Salem, NC 27127

No Title Search Requested or Performed

Property Addresses: 0 Morsinie St.

Tax Parcels: 6834-83-2214.00

NOT GRANTOR'S PRIMARY RESIDENCE

THIS DEED, made this 13th day of April, 2020, by **TRIAD LEGACY, LLC, a South Carolina Limited Liability Company**, party of the first part, and **DAVID WILLIAMS AND CLAUDIA WILSON**, 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

By: Reed Jacobs/Manager

State of South Carolina
County of Greenville

I, Jessica G. Alcantar, 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: Reed Jacobs, Member/Manager of Triad Legacy, LLC, a South Carolina Limited Liability Company

WITNESS my hand and official stamp or seal, this 10 day of April, 2020

My commission expires: 5/31/2029

Jessica G. Alcantar
Notary Public Signature

Jessica G. Alcantar
Notary's printed or typed name

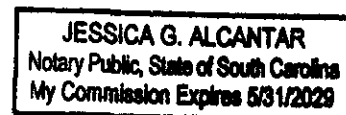


EXHIBIT A

Tax ID #: 6834-83-2214

Address: 0 Morsinie Street, Winston Salem, N.C. 27107

Legal Description: Being Lot Number 10 in Block 20, as shown on the map of Wachovia Development Company recorded in Deed Book 41, page 115 of the Forsyth County, N. C. Register of Deeds Office. Also known as Lot 107 and 108 of Block 817 of the Forsyth County Tax Maps.