

**2020025332 00046**

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

06-22-2020 09:48:58 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPT

BK: RE 3532**PG: 1312-1314****Original to:** *Valente Santos***NORTH CAROLINA
GENERAL WARRANTY DEED**

Mail after recording to: 125 Remount Rd Suite C-1 #315 Charlotte, NC 28203

This instrument prepared by: Valente De Los Santos, 1345 Calvert Drv, Winston-Salem, NC 27107

Brief description for the index:

THIS DEED made this the 19TH day of JUNE, in the year 2020, by and between

| | |
|---|---|
| Grantor: TRIAD CASA LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY MAILING ADDRESS: 1345 CALVERT DRV, WINSTON SALEM, NC 27107 | Grantee: CX3 BUILDERS LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY MAILING ADDRESS: 125 Remount Rd Suite C-1 #315 Charlotte, NC 28203 |
|---|---|

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, 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.

Grantor acquired the property hereinabove described by instrument recorded in Deed Book 3530 at page 1156.


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

ANY AND ALL OF PUBLIC RECORD

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

TRIAD CASA LLC



Valente De Los Santos

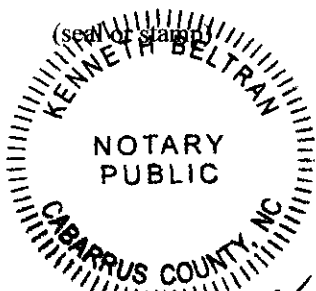
member / Manager
Title

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I, a Notary Public, of said State and County aforesaid, do hereby certify that Valente De Los Santos grantor(s), personally appeared before me this day who proved to me by satisfactory evidence to be the person who signed the foregoing document and acknowledged to me that she signed it voluntarily for tis stated purpose.

Witness my hand and official seal or stamp, this 19 day of June, in the year 2020.



My commission expires: 4-24-24



Notary Public Official Signature

Kenneth Beltran
Notary Printed or Typed Name

See Exhibit "A"
LEGAL DESCRIPTION

EXHIBIT A

Tract 1:

Being known and designated as Lot No. 47, as shown on the plat of CAMEL CITY HEIGHTS, as recorded in Plat Book 4, Page 168, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6845-59-7956 (Block 2225, Lot 047)

Property Address: 210 Crews Street, Winston-Salem, NC 27101

Tract 2:

Being known and designated as Lot Nos. 44, 45 and 46, as shown on the plat of CAMEL CITY HEIGHTS, as recorded in Plat Book 4, Page 168, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6845-59-6804 (Block 2225, Lot 044)

Property Address: 0 Crews Street, Winston-Salem, NC 27101

Tract 3:

Being known and designated as Lot Nos. 21, 22 and 23, as shown on the plat of CAMEL CITY HEIGHTS, as recorded in Plat Book 4, Page 168, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6845-59-8865 (Block 2225, Lot 021)

Property Address: 0 Crews Street, Winston-Salem, NC 27101