



2020030305 00205

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$8.00

PRESENTED & RECORDED:
07-17-2020 03:22:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3538
PG: 2726-2728

Original To:

Shaquita Byrd

SPECIAL WARRANTY DEED

Excise Tax: \$8.00

PREPARED BY: Ronald Reed Jacobs

MAIL TO Grantee: 134 East Catawissa St
Nesquehoning, PA 18240

No Title Search Requested or Performed

Property Addresses: 2318 Woodland Ave. & 2329 Dunbar St.

Tax Parcels: 6836-65-0016.00, 6836-65-0102.00, 6846-13-1242.00

NOT GRANTOR'S PRIMARY RESIDENCE

THIS DEED, made this 17th day of July, 2020, by **TRIAD LEGACY, LLC, a South Carolina Limited Liability Company**, party of the first part, and **LEE NAILS HEALTH & BEAUTY LLC, a Pennsylvania Limited Liability Company**, 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

[Signature]
By: Reed Jacobs/Manager

State of South Carolina
County of Greenville

I, Thomas Clark, 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 17th day of July, 2020

My commission expires: 09/16/2024

[Signature]
Notary Public Signature

Thomas Clark
Notary's printed or typed name

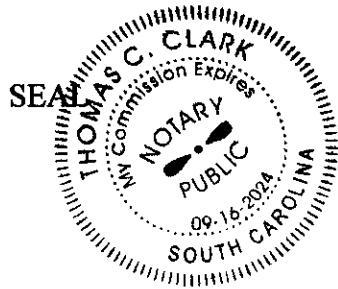


EXHIBIT A

Tax ID #: 6836-65-0016

Address: 2318 Woodland Ave., Winston Salem, N.C. 27105

Legal Description: BEING known and designated as Lot #44 as shown on the map of FAIRVIEW, recorded in Deed Book 90, Page 588, and re-recorded in Plat Book 8, Page 91 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Tax ID #: 6836-65-0102

Address: 0 Woodland Ave., Winston Salem, N.C. 27105

Legal Description: Beginning in the southeast corner of the former Jack Whitlock property, now Department of Transportation, said point being located on the western right of way line of Woodland Avenue and said point being the C. W. Myers Trading Post, Inc., northeast corner; thence in a westerly direction along the Department of Transportation and the C. W. Myers Trading Post, Inc., division line to a point on the eastern right of way and control of access line of US 52; thence in a northeasterly direction along said eastern right of way and control of access line of US 52 to a point of intersection with the southern right of way line of east 24th street; thence in an easterly direction along said southern right of way line of east 24th street to a point of intersection with the western right of way line of Whitlock, now Department of Transportation northeast corner; ;thence is a southerly direction along said western right of way line of Woodland Avenue to the place and point of Beginning and containing approximately .06 acres of the former Jack Whitlock property, now Department of Transportation as recorded in Book 850 at Page 140 of the Forsyth County Registry located east of the eastern right of way and control of access line of US 52. This description drawn from the project plans of State Project 8.17378.

Tax ID #: 6846-13-1242

Address 2329 Dunbar Street, Winston Salem, N.C. 27105

Legal Description: Being Known and Designated as Lot 214 as shown on the Plat of FOURTEENTH STREET DEVELOPMENT as recorded in Plat Book 2, Page 32-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Being that lot described in Book 1719, Page 645 of the Forsyth Registry and being informally know as 2329 Dunbar Street, Winston Salem, NC, also being shown as Parcel #6846-13-1242 on Forsyth County tax maps.