

2020051399 00154FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00PRESENTED & RECORDED
11/12/2020 10:41:57 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3565****PG: 3007 - 3008****Revenue Stamps: \$8.00****Recording Information****Prepared by and mail to: McFARLANE LAW OFFICE, PA, P.O. BOX 127 LOUISBURG, NC 27549**

Tax Parcel ID No.: 6845-27-7991

Brief Description for Index: PB 2/19, Block 1555, Lot 72

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED, made this 9 day of November, 2020, by and between:GRANTORTriad Legacy, LLC
A South Carolina LLC
P.O. Box 94
Greenville, SC 29602GRANTEEJarrett Cotton-Evans
5703 Windlestraw Drive, Apt. 28
Durham, NC 27713

(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 and sufficiency 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, piece or parcel of land situated in the township of Winston, FORSYTH COUNTY, North Carolina, and more particularly described as:

Legal Description: BEGINNING at an iron stake on the east side of Masten Street running thence eastwardly 205 feet to stake, thence northwardly 25 feet to iron stake thence westwardly 212 feet to iron stake on Masten Street thence south along the east line of Masten Street 50 feet to the place of beginning. Being known and designated as Lot 72. Recorded in the Register of Deeds Office of Forsyth County, in Plat Book 2, Page 19. Being known as Lot 72, Block 1555, Winston Township, on the Tax Maps of Forsyth County. See Deed Book 1015, page 723.**This instrument prepared by Steven H. McFarlane, a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of the closing proceeds.**9470 Deed submitted electronically by "McFarlane Law Office, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 hereinafter stated.

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

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 and its seal to be hereunto affixed by authority of its Board of Directors or similar governing body, the day and year first above written.

CORPORATE GRANTOR

INDIVIDUAL GRANTOR(S)

Triad Legacy, LLC
Name of Corporation or other entity

_____(seal)

By: James Hyatt
James Hyatt

_____(seal)

Title: Managing Member

_____(seal)

_____(seal)

If the initials of any Grantor or agent appear, the property includes the primary residence of at least one of the Grantors. (N.C.G.S. § 105-317.2): _____

STATE OF SOUTH CAROLINA, COUNTY OF Greenville

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Affix Notary
Stamp/Seal
HERE

James Hyatt, as Managing Member of Triad Legacy, LLC

Date of Notarization: 11-5-2020

N. K. GOR
Notary Public, State of South Carolina
My Commission Expires 1/16/2024

N.K. Gor
Notary Public Signature

My commission expires: 1-16-2024
(date)

Print Notary Name Here =====> N.K. Gor

STATE OF NORTH CAROLINA, COUNTY OF _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he/she signed the foregoing document [print name(s)]:

Affix Notary
Stamp/Seal
HERE

Date of Notarization: _____

Notary Public Signature

My commission expires: _____
(date)

Print Notary Name Here =====> _____