



2020057656 00172

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT
\$14.00

NON-STANDARD DOC FEE \$25.00

PRESENTED & RECORDED:

12-16-2020 02:08:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3573 PG: 4216-4218

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Parcel Identifier No.: 6845-59-4679

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

Mail tax bills to Grantee: 125 Remount Rd Suite C-1 #315, Charlotte NC 28203

This instrument prepared by: Triad Casa LLC, Valente De Los Santos, Member/Manager

Brief description for the index: Lots 40 & 41, Camel City Heights Plat Book No 4 Page 168

THIS DEED made this the 10th day of December, in the year 2020, by and between

<p>Grantor:</p> <p>BERNICE TREJO, SINGLE</p> <p>MAILING ADDRESS: 3413 Baxter Road Winston Salem NC 27107</p>	<p>Grantee:</p> <p>TRIAD CASA LLC A NORTH CAROLINA LIMITED COMPANY</p> <p>MAILING ADDRESS: 125 Remount Rd Suite C-1 #315 Charlotte NC 28203</p>
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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 3561 at page 501-502.

NON-STANDARD DOCUMENT

Original to: Val De Los Santos

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.


BERNICE TREJO (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Quinn Doye Asst. Register of Deeds
a Notary Public, of Forsyth County, State of NC
certify that Bernice Trejo grantor(s), personally appeared before me this day who proved to me by satisfactory evidence to be the person who signed the foregoing instrument.

Witness my hand and ~~official~~ seal or stamp, this 14 day of December, in the year 2020

(seal or stamp)

ncdl

LYNNE JOHNSON, REGISTER OF DEEDS

Quinn Doye Asst. Register of Deeds
Notary Public Official Signature

My commission expires: N/A

See Exhibit "A"

LEGAL DESCRIPTION

Lot Nos. 40 and 41 as shown on the plat of Camel City Heights recorded in Plat Book No. 4, Page 168, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more complete description of said lots by metes and bounds, said lots having a frontage of 50 feet on the North side of Crews Street and running between parallel lines 138.5 feet on the southwest line and 226.5 feet on the northeast line.