

2021005600 00128FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$7.00PRESENTED & RECORDED
02/03/2021 01:17:25 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE

DPTY

BK: RE 3584**PG: 2892 - 2894****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$7.00****Parcel Identifier No.: 6836-16-9439.000**Brief description for index: Blck 1855 Lot 1 B W. 28th St.Mail deed/taxes after recording to **Grantee:** 918 MCLAUGHLIN DRIVE, CHARLOTTE, NC 28212This instrument was prepared by: **Patti D. Dobbins, Attorney at Law,***Delinquent taxes, if any are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*THIS DEED made this 1 day of FEBRUARY, 2021 by and between

GRANTOR: TRIAD LEGACY, LLC, A South Carolina Limited Liability Company. Address: PO BOX 94, GREENVILLE, SC 29602	GRANTEE: DENISE CHINCHILLA, married. Property Address: 0 WEST 28TH ST., WINSTON SALEM, NC 27105
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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.

WITNESSTH, 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, all 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.**All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3450**, Page **2169**, **FORSYTH** County Registry.submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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

TRIAD LEGACY, LLC

By: James Hyatt
JAMES HYATT, MEMBER/MANAGER

SEAL-STAMP	STATE OF <u>South Carolina</u> COUNTY OF <u>Greenville</u> I, <u>Lauren Brooke Teague</u> , a Notary Public of <u>Greenville</u> County of the State of <u>South Carolina</u> , do hereby certify that JAMES HYATT personally came before me this day and acknowledged that he/she is <u>MEMBER/MANAGER</u> of <u>TRIAD LEGACY, LLC</u> , and acknowledged, on behalf of <u>TRIAD LEGACY, LLC</u> , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>1</u> day of <u>February</u> , 2021. My Commission Expires: <u>11/16/2030</u> <u>Lauren Brooke Teague</u> Notary Public
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LAUREN BROOKE TEAGUE
 Notary Public, State of South Carolina
 My Commission Expires 11/16/2030

EXHIBIT "A"

LEGAL DESCRIPTION

Legal Description: BEGINNING at an iron stake in the south line of 28th Street, the northwest corner of Lot No. 195 on the map of Bon Air-Greenway Place, as recorded in Plat Book 8, page 109, in the office of the Register of Deeds of Forsyth County, North Carolina; running thence with the south line of 28th street if extended, Westwardly 50 feet to a stake; thence southwardly on a line parallel with the west line of Bon Air-Greenway Place, 251.8 feet, more or less, to a stake, the northwest corner of William D. Harwood, et ux; thence with Harwood's north line eastwardly 50 feet to a stake in the west line of Bon Air-Greenway Place; thence with the west line of said development, Northwardly 251.8 feet to the BEGINNING; being in all respects the same property as that described in deed to Roy J. Gordon, et ux recorded in Book 851, page 168 in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 0 WEST 28TH ST., WINSTON SALEM, NC 27105

PARCEL ID #: 6836-16-9439.000