



**2021008277 00247**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$2.00**

PRESENTED & RECORDED:  
**02-19-2021 11:48:21 AM**  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3587**  
**PG: 4063-4065**

**SPECIAL WARRANTY DEED**

**Excise Tax: \$2.00**

**PREPARED BY:** James Hyatt

**MAIL TO Grantee:** 3148 Robinhood Rd.  
Winston Salem, NC 27106

**No Title Search Requested or Performed**

**Property Addresses:** 0 Wilkes Dr.

**Tax Parcels:** 6827-38-8493.00

**NOT GRANTOR'S PRIMARY RESIDENCE**

THIS DEED, made this 3rd day of February, 2021, by **TRIAD LEGACY, LLC, a South Carolina Limited Liability Company**, party of the first part, and **LAUDIS HOLDINGS, LLC**, 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 his 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 he 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.

**Original to:** Lucien Houenou

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**

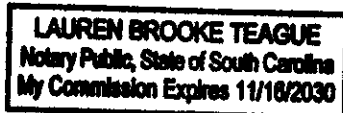
James Hyatt  
By: James Hyatt/Manager

State of SC  
County of Greenville

I, Lauren Brooke Teague, 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: James Hyatt, Member/Manager of Triad Legacy, LLC, a South Carolina Limited Liability Company

WITNESS my hand and official stamp or seal, this 10 day of February, 2021

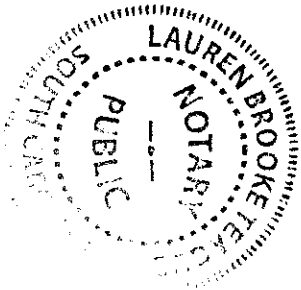
My commission expires: 11/16/2030



Lauren Brooke Teague  
Notary Public Signature

Lauren Brooke Teague  
Notary's printed or typed name

SEAL



**EXHIBIT A**

**Tax ID #: 6827-38-8493**

**Address: 0 Wilkes Drive, Winston Salem, N. C. 27106**

**Legal Description: Beginning at an iron stake on the West side of Washington Drive 50 feet North of the Boulevard and being Rev. George Thomas' Northeast corner; running thence Northwardly along the West line of Washington Drive 45 feet to an iron stake, the Southeast corner of Lot No. 5 running thence westwardly along the South Line of Lot 5, 110 feet to an iron stake, thence Southwardly along the East line of Lots Nos. 19 and 20, 45 feet to an iron stake; thence Eastwardly along the North line of Lot No. 2, 110 feet to the place of beginning. Being known and designated as Lots Nos. 3 and 4 in Bloc 3 of the Washington Park Property, Section 1, recorded in Plat Book 4, Page 185 in the Office of the Register of Deeds of Forsyth County, North Carolina. Block 2294, Lot 003.**