

2021043870 00168FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$310.00**

PRESENTED & RECORDED

08/13/2021 01:51:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3633**PG: 161 - 162****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 310.00

Parcel Identifier: **part of 6845-59-4679.000** Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Elizabeth M. Koonce, a licensed North Carolina attorney.

Brief description for the Index: Lot 40, Camel City Heights, Plat Book 4, Page 168.

THIS DEED made this 12th day of AUGUST, 2021 by and between

GRANTOR	GRANTEE
<p style="text-align: center;">TRIAD CASA LLC, a North Carolina limited liability company</p> <p style="text-align: center;">1345 Calvert Drive Winston-Salem, NC 27107</p>	<p style="text-align: center;">FERNANDO OROZCO GONZALEZ, married</p> <p style="text-align: center;">197 Crews Street Winston-Salem, NC 27101</p>

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, all that certain lot or parcel of land situated in FORSYTH County, North Carolina and more particularly described as follows:

BEING ALL of Lot No. 40 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, North Carolina, reference to which is hereby made for a more complete description of said lot.

The above described property (____) does/(☒) does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3573, Page 4216.

The map showing the above-described property is recorded in Plat Book 4, Page 168 .

submitted electronically by "Roberson, Haworth & Reese, PLLC"
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, other than the following exceptions:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

TRIAD CASA LLC

BY: [Signature] (SEAL)
VALENTE DE LOS SANTOS, Member/Manager

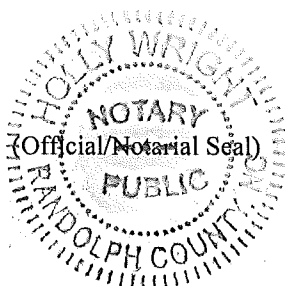
STATE of NORTH CAROLINA
COUNTY of Guilford

I, Holly Wright, certify that the following person personally appeared before me this day, or that I have personal knowledge of the identity of the principal; acknowledging to me that he is Member/Manager of **TRIAD CASA LLC**, a North Carolina limited liability company, and that by authority duly given as a Member/Manager of TRIAD CASA LLC, he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

VALENTE DE LOS SANTOS, Member/Manager of Triad Casa LLC

Date: August 12, 2021

[Signature]
Notary Public
Holly Wright
Notary Public's Typed or Printed Name



My commission expires: 02/22/2025