



**2021053591 00134**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$10.00**

PRESENTED & RECORDED:  
09-30-2021 02:21:35 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3644**

**PG: 3664-3666**

**SPECIAL WARRANTY DEED**

**Excise Tax: \$10.00**

**PREPARED BY:** James Hyatt

**MAIL TO Grantee:** 4850 Murray Rd. Lot #16  
Winston Salem, NC 27106

No Title Search Requested or Performed

**Property Addresses:** 0 Linda Circle

Tax Parcels: 6817-46-5727.00

**NOT GRANTOR'S PRIMARY RESIDENCE**

THIS DEED, made this 15th day of September, 2021, by **TRIAD LEGACY, LLC**, a South Carolina Limited Liability Company, party of the first part, and **JVG INVESTMENTS, 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.

Special Warranty Deed

Original to: Armida Ramariz

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 South Carolina  
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 15 day of September, 2021

My commission expires: 11/16/30

Lauren Brooke Teague  
Notary Public Signature

Lauren Brooke Teague  
Notary's printed or typed name

LAUREN BROOKE TEAGUE  
Notary Public, State of South Carolina  
My Commission Expires 11/16/2030

SEAL



EXHIBIT A

Tax ID #: 6817-46-5727

Address: 0 Linda Circle, Winston Salem, N.C. 27106

Legal Description: Lot no. 13 of "WINDSOR FOREST", according to a plat of same as recorded in Book of Plats 19, page 89, in the office of the Register of Deeds of Forsyth County, N.C., reference to which is hereunto made for more certainly of description..