

2021066951 00101FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$27.00**

PRESENTED & RECORDED

12/08/2021 12:28:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3661**PG: 1507 - 1509****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$27.00****Parcel Identifier No.: 6817-46-2522.000 and 6817-46-2642.000****Brief description for index: Lot Number 25 and 26, Section 2, Windsor Forest Estates****Mail deed/taxes after recording to Grantee: 5455 Woodcliff Drive, Winston Salem, NC 27106****This 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 7th day of December, 2021 by and between**GRANTOR:****TRIAD LEGACY, LLC, A South Carolina
Limited Liability Company****Address:**PO BOX 94
Greenville, SC 29602**GRANTEE:****BELL'S PROPERTY MANAGEMENT, LLC -
A North Carolina Limited Liability Company****Property Address:** 0 Linda Circle

Winston Salem, NC 27106 (2 Tracts)

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, Managing Member

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 Managing Member of TRIAD LEGACY, LLC, and acknowledged, on behalf of TRIAD LEGACY, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>1</u> day of <u>December</u> , 2021.
	My Commission Expires: <u>NOV 14, 2030</u> <u>Lauren Brooke Teague</u> Notary Public

LAUREN BROOKE TEAGUE
Notary Public, State of South Carolina
My Commission Expires 11/18/2030

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

Legal Description: Also being known and designated as Lot Number 25, Section 2, Windsor Forest Estates 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, Reference to which is hereunto made for more particular description.

PROPERTY ADDRESS: O Linda Circle, Winston Salem, NC 27106
PARCEL ID #: 6817-46-2522.000

TRACT 2:

Legal Description: Also being known and designated as Lot Number 26, Section 2, Windsor Forest Estates 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, Reference to which is hereunto made for more particular description.

PROPERTY ADDRESS: O Linda Circle, Winston Salem, NC 27106
PARCEL ID #: 6817-46-2642.000