

2021071291 00536
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00
PRESENTED & RECORDED
12/30/2021 03:54:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3666
PG: 3846 - 3848

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 300

Parcel Identifier No.: **5892-44-5438.000** Verified By: _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: Grantee

This instrument was prepared by: Goins Law, 2212 Eastchester Dr, Ste E-1, High Point, NC 27265

Brief description for the Index: _____

THIS DEED made this _____ day of _____, 2021, by and between

GRANTOR	GRANTEE
<p>James L. Lindsay, Unmarried</p> <p>Address: 284 Garwood Road Mocksville, NC 27028</p>	<p>Triad Capital 2021, LLC</p> <p>Property Address: 4421 Hampton Road Clemmons, NC 27012</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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 the City of _____, _____ Township, **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 herein conveyed _____ includes, or does not include the primary residence of Grantor.

The property herein above described was acquired by Grantor by instrument recorded in Book 3402, Page 3528.

A map showing the above-described property is recorded in Plat Book _____, Page _____.

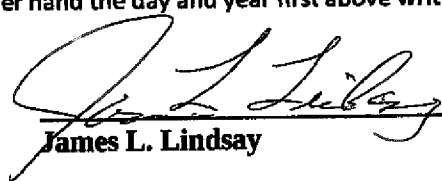
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Any easements, restrictions, or rights of way of record.
2021 ad valorem taxes.

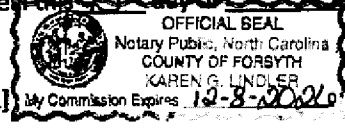
IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand the day and year first above written.

 _____ (SEAL)
James L. Lindsay

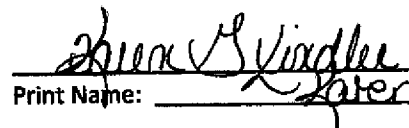
_____ (SEAL)

STATE OF NC COUNTY OF Forsyth

I, the undersigned, a Notary Public of the state of NC Forsyth county, certify that **James L. Lindsay** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 15th day of December, 2021.



[NOTARY SEAL]

 _____
Print Name: Karen G Lindler

My Commission Expires: Dec 8 2026

STATE OF _____ COUNTY OF _____

I, the undersigned, a Notary Public of the state of _____ county, certify that personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this _____ day of _____, 2021.

[NOTARY SEAL]

Print Name: _____

My Commission Expires: _____

EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an iron stake on the East side of Clemmons-Lexington Highway, R. M. Phelps corner; running thence with said Highway South 11 deg. West 295 feet to an iron stake, C.D. Daniels corner; thence South 75 deg. 45 minutes East 230.6 feet to an iron stake in the R. M. Phelps line and C.D. Daniels corner; thence North 27 deg. 30 minutes West 375 feet to the BEGINNING; CONTAINING .8 OF ONE (1) acre , more or less; and BEING the same property as that described in Deed Book 998, Page 372, in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Property Address:
4421 Hampton Road
Clemmons, NC 27012**

PARCEL # 5892-44-5438.000