

**2022004289 00039**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$118.00**

PRESENTED & RECORDED  
 01/27/2022 10:32:42 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE  
 DPTY

**BK: RE 3672****PG: 378 - 381****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$118.00

Parcel Identifier No. 6887-92-2351

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail to: Atlas Law, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Law

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: 2.80 acres, more or less

THIS DEED made the 21<sup>st</sup> day of January, 2022, by and between

GRANTOR	GRANTEE
<b>Triad Legacy, LLC</b> <b>a North Carolina limited liability company</b>	<b>JR Rental Properties, LLC,</b> <b>a North Carolina limited liability company</b>
Grantor Address: PO Box 94 Greenville, SC 29602	Property Address: 0 Lynwood Trailer Park Road Kernersville, NC 27284

*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:

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3450, Page 2169, Forsyth County Registry.

Submitted electronically by "Atlas Law"  
 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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Triad Legacy, LLC, a South Carolina Limited Liability Company

By: James Hyatt (SEAL)  
James Hyatt, Manager

STATE OF South Carolina  
COUNTY OF Greenville

I, Lauren Brooke Teague Notary Public of Greenville, SC, certify that James Hyatt personally came before me this day and acknowledged that he/she is Manager of Triad Legacy, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 21 day of January 2022.

Lauren Brooke Teague

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: NOV 16, 2030

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



**Exhibit "A"****Property of JR Rental Properties, LLC, a Limited Liability Company**

BEGINNING at an iron stake in the East margin of Flynnwood Drive, corner of A.R. Pegg Property; thence with the South line of Pegg South 85 degrees 42 minutes East 336.8 feet to an iron stake; thence continuing with the West line of Pegg South 3 degrees 55 minutes West 262.4 feet to an iron stake; and continuing with Pegg's line South 39 degrees 27 minutes East 121.9 feet to an iron stake corner of H. K. Ragland Heirs; thence a new line with H. K. Ragland Heirs South 82 degrees 25 minutes West 343.87 feet to an iron stake in the East margin of Flynnwood Drive; thence with said East margin North 7 degrees 17 minutes West 430 feet to the BEGINNING: BEING 2.80 acres, more or less, according to a survey by John T. Morgan, dated October 8, 1966; BEING the same property as that described in Deed Book 1001, Page 24 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described as Tract 148 in Deed Book 3450, Page 2169, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6887-92-2351 on the Forsyth County Tax Maps.