

2022014375 00112

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$458.00
 PRESENTED & RECORDED
 03/25/2022 12:54:17 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3684 PG: 1469 - 1471

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ 458.00
Parcel ID:	5892-44-5438.000
Mail/Box to:	Grantee
Property Address:	4421 Hampton Road, Clemmons, NC 27012
Prepared by:	This instrument prepared by Darren S. Cranfill, a licensed North Carolina attorney. 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:	.8 ac +/- Hampton Road

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22 day of March 2022, by and between:

GRANTOR	GRANTEE
Triad Capital 2021, LLC, a North Carolina Limited Liability Company 4401 N Cherry Street, Suite 40 Winston-Salem, NC 27105	Kristopher Aaron Abshire <u>4421 Hampton Road</u> <u>Clemmons, NC 27012</u>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in **Forsyth** County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book **3666**, page **3846**.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____, page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2022 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name:

Triad Capital 2021, LLC
Entity Name

Name:

By: *[Signature]*
Name: Clint Snuggs
Title: Member/Manager

Name:

By: _____
Name: _____
Title: _____

Name:

STATE OF North Carolina, COUNTY OF Forsyth

I Dixie S Caudill, a Notary of the above state and Stokes county, certify that the following person(s) personally appeared before me on the 22 day of March 2022, each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Clint Snuggs, Member/Manager of Triad Capital 2021, LLC

[Signature]
Notary Public (Official Signature)
My commission expires: 1-7-2024

Affix Notary Seal/Stamp

DIXIE S. CAUDILL
NOTARY PUBLIC
Stokes County
North Carolina
My Commission Expires Jan. 7, 2024

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 78 deg. 45 min. East 230.6 feet to an iron stake in the R. M. Phelps line and C. D. Daniels corner; thence North 27 deg. 30 min. West 375 feet to the BEGINNING, containing .8 of one (1) acre, more or less, and BEING the same property as described in Deed Book 998, Page 372, in the Office of the Register of Deeds of Forsyth County, North Carolina.