

2022015210 00168FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00

PRESENTED & RECORDED

03/30/2022 02:44:05 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3685 PG: 1543 - 1546

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$8.00

Parcel Identifier No.: 6836-97-8071.000

Mail after recording to: Triad Casa, LLC, 125 Remount Road, Suite C-1 #315, Charlotte, NC 28203

This instrument was prepared by: Graystar Legal, 224 Cherry Street South, Suite C, Winston-Salem, NC 27101

Brief Description from the Index:

THIS DEED made this 30th day of March, 2022, by and between

GRANTOR

Adrian Coleman, an unmarried woman

977 La Plata Drive
Kernersville, NC 27284

GRANTEE

Triad Casa, LLC, a North Carolina Limited Liability Company

Mailing Address: 125 Remount Road
Suite C-1 #315
Charlotte, NC 28203

Property Address: 2727 Ansonia Street
Winston Salem, NC 27105

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 _____, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3607, Page 180, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 108, and referenced within this instrument.

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:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



Adrian Coleman

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Tammy H. Norton, Notary Public, do hereby certify that Adrian Coleman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30th day of March, 2022.

Tammy H. Norton
Official Signature of Notary

Tammy H. Norton
Printed or typed name of Notary

My Commission Expires: 1-7-2023

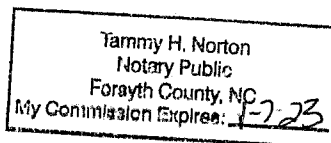


Exhibit "A"

Being known ad Designated as Lot 28 on the Plat of City View Development, W.H. Bondurant, Owner, which said plat is duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 1, Page 108 reference to which is hereby made for a more particular description.

Subject to any conditions, restrictions, reservations and easements of record, if any.

Tax Parcel Number: 6836-97-8071.000

Property Address: 2727 Ansonia Street, Winston-Salem, NC 27105