

2023001254 00168

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1480.00
PRESENTED & RECORDED
01/12/2023 04:34:04 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3736
PG: 2536 - 2537

GENERAL WARRANTY DEED

Excise Tax: \$1,480.00

NO TITLE CERTIFICATION REQUESTED OR RENDERED

Tax Parcel ID No. 6856-96-3028.00

Mail/Box to:

This instrument was prepared by: TISDALE, McCONNELL & BARDILL, LLP, ATTORNEYS AT LAW

Brief description for the Index: 2.268 acres

THIS DEED, made this the 12th day of December, 2022, by and between

GRANTOR: BCA PROPERTY MGMT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
whose mailing address is 117 Harbour Drive, Hubert, NC 28539
(herein referred to collectively as **Grantor**)

GRANTEE: CITYPLAT TRIAD 3, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
whose mailing address is 107 Fayetteville St. Ste 400. Raleigh, NC 27601
(herein referred to collectively as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

Being all of Lot 7, according to the plat thereof, recorded in Plat Book 41, pages 114-115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference t said Plat being made for a more particular description of said Lot.

Said property having been previously conveyed to Grantor by instrument recorded in Book 3306, Pages 4278-4280, Forsyth County Registry.

The property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

This conveyance is made subject to the following Exceptions and Reservations:

Subject to easements and rights of way of record and 2022 Forsyth County ad valorem taxes which Grantee assumes and agrees to pay by the acceptance of this deed.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

BCA PROPERTY MGMT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

(Entity Name)

By: *[Signature]*
William F. Atwell, Managing Member

State of North Carolina
County of Onslow

I, a Notary Public, certify that William A. Atwell personally came before me this day and acknowledged that he is the Managing Member of BCA PROPERTY MGMT, LLC, a North Carolina Limited Liability Company, and that he as Managing Member, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 12th day of December 2022.

Agnes M. Marshall
AGNES M. MARSHALL, Notary Public
Notary's Printed or Typed Name

My Commission Expires:
Sept 7, 2026

(Official/Notarial Seal)

