

2023001704 00074FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$23.00PRESENTED & RECORDED
01/18/2023 01:04:48 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY**BK: RE 3737****PG: 579 - 581****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$23.00****Parcel Identifier No.: 6817-47-2114.000**Brief description for index: **Lot No. 30, Section 2, Windsor Forest**Mail deed/taxes after recording to Grantee: **1251 Shelter Cove, Winston Salem, NC 27106**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law,***Delinquent taxes, if any are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*THIS DEED made this 13th day of January, 2023 by and between

GRANTOR: TRIAD LEGACY, LLC , A South Carolina Limited Liability Company Address: PO BOX 94 Greenville, SC 29602	GRANTEE: JOHN M. GATHARA and wife, ESTHER W. MURIUKI Property Address: 0 Edith Ave. Winston Salem, NC 27106
---	---

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.

WITNESSTH, 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 herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3450**, Page **2169**, **FORSYTH** County Registry.

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 19, Page 90, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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

TRIAD LEGACY, LLC:

By: *James Hyatt*
JAMES HYATT, Managing Member

SEAL-STAMP	STATE OF <u>South Carolina</u> COUNTY OF <u>Greenville</u> I, <u>Whitney A. Hunter</u> , a Notary Public of <u>Greenville</u> County of the State of <u>South Carolina</u> , do hereby certify that JAMES HYATT personally came before me this day and acknowledged that he/she is Managing Member of TRIAD LEGACY, LLC, and acknowledged, on behalf of TRIAD LEGACY, LLC, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>13th</u> day of <u>January</u> , 2023. My Commission Expires: <u>4/10/2030</u> <u><i>Whitney A. Hunter</i></u> Notary Public
------------	--

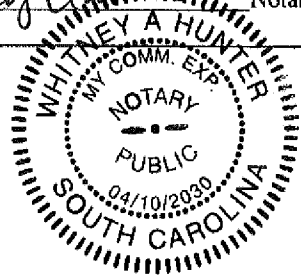


EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot 30, Section 2, of the property known as "Windsor Forest" recorded in Plat Book 19, Page 89, Forsyth County Registry. These lots located on Edith Street.

PROPERTY ADDRESS: 0 EDITH AVE., WINSTON SALEM, NC 27106

PARCEL ID #: 6817-47-2114.000