

2023004336 00157

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$5.00

PRESENTED & RECORDED
02/09/2023 04:59:53 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3740
PG: 200 - 202

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$5.00

Mail/Box to: John David Matheny II, 516-D River Highway, Mooresville, North Carolina 28117

This instrument was prepared by: John David Matheny II, 516-D River Highway, Mooresville, North Carolina 28117, a licensed North Carolina attorney.

PIN: 6836-97-8071.000

THIS DEED, made this the 9th day of February, 2023, by
and between

GRANTOR: Triad Casa, LLC, 125 Remount Suite C-1 #315, Charlotte, NC 28203

GRANTEE: Rubia Marisol Valle, 6101 Grove Crest Court #222, Raleigh, NC 27613

WITNESSETH:

For valuable consideration from Grantor to Grantee, 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 City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Matheny 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.

Being known and 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

Said property having been previously conveyed to Grantor through General Warranty Deed recorded in Book 3685 Page 1543 in the Forsyth County Register of Deeds.

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 Grantee receives 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.

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

- 1) All easements, restrictions and rights of way of record
- 2) Those matters that a current survey would disclose
- 3) Ad valorem taxes for 2023 and subsequent years

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, Grantor has executed this instrument as of the day and year first above written.

Val De Los Santos
Val De Los Santos
as manager of Triad Casa, LLC

STATE OF NORTH CAROLINA
COUNTY OF Mecklenburg

I, David Matheny, a notary public of the
County and State aforesaid, do hereby certify that **Val De Los Santos** personally came
before me this day

Witness my hand and notarial stamp or seal, this 1 day of February,
2023.

David Matheny Notary Public

My commission expires: 1-5-24

