

2023020074 00006FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00PRESENTED & RECORDED
06/15/2023 08:21:41 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3758
PG: 4236 - 4238**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$130.00** Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.Parcel Identifier No.: **6844-03-7737.000**Brief description for index: **Lot 22, Green Park, Inc.**Mail deed/taxes after recording to Grantee: **4401 N. Cherry Street, #40, Winston Salem, NC 27105**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)**THIS DEED made this 8th day of June, 2023 by and between

GRANTOR: KATHERINE ARMSTEAD (unmarried) Address: PO BOX 7523 Greensboro, NC 27417	GRANTEE: TRIAD CAPITAL HOLDINGS, LLC – A North Carolina Limited Liability Company Address: 2614 Sink Street Winston Salem, NC 27107
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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 **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 3726, Page 3042, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

submitted electronically by "Orenstein 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 14, Page 5, 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 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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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.

By: Katherine Armstead (SEAL)
KATHERINE ARMSTEAD

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Patti D. Dobbins</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that KATHERINE ARMSTEAD , personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>8th</u> day of <u>June</u> , 2023. My Commission Expires: <u>9-25-2027</u> <u>Patti Dobbins</u> Notary Public
<div style="border: 1px solid black; padding: 5px; width: fit-content;"> PATTI D. DOBBINS Notary Public Forsyth County, NC </div>	

Exhibit "A"

**Property of Triad Capital Holdings, LLC, a North Carolina Limited Liability Company
2614 Sink Street**

Being known and designated as Lot 22, as shown on the Map of Property of Green Park, Inc. map of which is recorded in the Forsyth County Registry of North Carolina in map Book 14, Page 5, to which map reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3726, Page 3042, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-03-7737 on the Forsyth County Tax Maps.