

2023021411 00030

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$545.00

PRESENTED & RECORDED
 06/26/2023 09:59:43 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3760
PG: 2613 - 2615

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$545.00

PIN 6834-44-5419.000, 6834-43-7114.000 & 6834-43-7018.000

Mail Box to: Grantee 4401 N. Cherry St. #40, Winston-Salem, NC 27105

This instrument was prepared by: T. Dan Womble, Attorney no title search.

Brief description for the Index: Lot No. 145 Map of Central Terrace, PB 8, Pg AA & Lots 440 & 441, Map of East Central Terrace, PB 4, Page 61, Forsyth County Registry

THIS DEED made this **21** day of June, 2023 by and between

GRANTOR	GRANTEE
RC Fletcher Properties, LLC a North Carolina limited liability company 140 Sweetwood Lane Mocksville, NC 27028	Triad Capital Holdings, LLC a Delaware limited liability company 4401 N. Cherry St. #40 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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 2620, 2821 & 2825 Patria Street, Winston-Salem, NC 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3185, Page 2846, Forsyth County Registry.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

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.

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.

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, other than the following exceptions: Easements and restrictions of record, if any; 2023 taxes are to be prorated.

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

RC Fletcher Properties, LLC
a North Carolina limited liability company

By: *Fletcher Allen Cooper Jr.* (SEAL)
Fletcher Allen Cooper, Jr. Managing Member

State of North Carolina - County of *Forsyth*

I, the undersigned Notary Public of the County of *Forsyth, NC* and State aforesaid, certify that Fletcher Allen Cooper, Jr., Managing Member of RC Fletcher Properties, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this *21st* day of June 2023.

My Commission Expires: *5-22-2028*
(Affix Seal)

Leigh Ann Smith
Leigh Ann Smith Notary Public
Notary's Printed or Typed Name

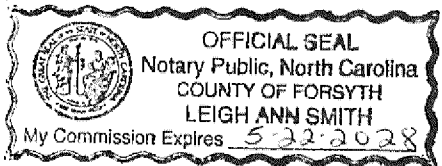


Exhibit "A"

TRACT ONE:

BEGINNING at an iron stake on the west side of Patria Street, said stake being located 250 feet southwardly from the south line of Edgewood Street; running thence along the west side of Patria Street, South 2 degrees, 30 minutes West 50 feet to an iron stake; thence North 87 degrees West 150 feet to an iron stake in the east side of an alley; thence along the east side of said alley, North 2 degrees 30 minutes East 50 feet to an iron stake; thence south 87 degrees East 150 feet to the beginning. Being known and designated as Lot No. 145 as shown on the map of CENTRAL TERRACE recorded in Plat Book 8, Page AA in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 923, Page 200, Forsyth County Registry, TOGETHER with all right, title and interest in and to that certain Joint Driveway Agreement dated December 24, 1963, and recorded in Book 874, Page 279, Forsyth County Registry.

Property Address: 2620 Patria Street, Winston-Salem, NC 27127

TRACT TWO:

BEING KNOWN and designated as Lot No. 441 as shown on the map of EAST CENTRAL TERRACE as recorded in Plat Book 4, Page 61, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2821 Patria Street, Winston-Salem, NC 27127

TRACT THREE:

BEING KNOWN and designated as Lot No. 440 as shown on the map EAST CENTRAL TERRACE recorded in Plat Book 4, Page 61, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2825 Patria Street, Winston-Salem, NC 27127