

2023033669 00039

FORSYTH COUNTY NC FEE \$26.00
GIFT DEED
PRESENTED & RECORDED
10/02/2023 10:52:31 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3775
PG: 2318 - 2319

Prepared by & Return To:
Sperry & Hatley, P.C.
15801 Brixham Hill Avenue
Suite 225
Charlotte, NC 28277

**NORTH CAROLINA
NON WARRANTY DEED**

Excise Tax: EXEMPT

Brief ID: Lot Nos. 309, 310, 311, and 312

Parcel ID: 6844-28-3185.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, Sperry & Hatley, P.C.

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector. This Deed is exempt from transfer tax as a conveyance in no consideration in property or money due or paid by the transferee or transferor, under North Carolina General Statutes Article 5 § 105-228.29. TITLE NOT EXAMINED BY PREPARING ATTORNEY

THIS DEED made this 29 day of September, 2023 by and between

GRANTOR

Neta Homes, LLC, a North Carolina Limited Liability Company

1235 East Boulevard, Suite E-315, Charlotte, NC 28203

GRANTEE

Triad Casa, LLC, a North Carolina Limited Liability Company

Property Address : 1329 Belleauwood Street, Winston-Salem, NC 27107

Mailing Address : 1235 East Boulevard, Suite E-315, Charlotte, NC 28203

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 located in Forsyth County, North Carolina and more particularly described as follows:

Non-Warranty Deed
1329 Belleauwood Street, Winston-Salem, NC 27107
Page 1 of 2

Property 1:

Being known and designated as Lot Nos. 309, 310, 311 and 312, as shown on the Map of Longview Development No. 2, recorded in Plat Book 1, Page 39-A, 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 2:

BEING known and designated as Lot No. 4, Block K, Castle Heights, 3rd part of Section 2, recorded in Plat Book 19, Page 56, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Parcel ID # No. 6844-28-3185.000

Being all or a portion of that property described in that deed recorded in Book 3771 at Page 1442, Forsyth County Public Registry.

The above described property does does not include the primary residence of the 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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

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(s), the day and year first above written.

Neta Homes, LLC, a North Carolina Limited Liability Company

By: *Valente De Los Santos* (SEAL)
Valente De Los Santos, Member

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, *Jacob W. Wood*, Notary Public, do hereby certify that Valente De Los Santos, Member of Neta Homes, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this *29* day of *September*, 20*23*

Jacob W. Wood
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: *06/07/2026*

