

2023039869 00040

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$180.00

PRESENTED & RECORDED
11/22/2023 11:03:36 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3782
PG: 3953 - 3955

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **180.00**

Parcel Identifier No.: **6844-277982.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index:

THIS DEED made _____ day of November, 2023 by and between

GRANTOR	GRANTEE
Triad Real Estate Investments, LLC (A North Carolina Limited Liability Company)	Ignacia Cisneros Salinas
<u>Mailing Address:</u> P.O. Box 5536 Winston-Salem, NC 27113	<u>Mailing Address:</u> 4129 Carnation Drive Winston-Salem, NC 27105
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 1449 Donald Street Winston-Salem, NC 27107

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A".

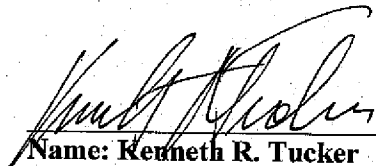
Submitted electronically by "The Ellison Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

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

Triad Real Estate Investments, LLC



(SEAL)

Name: Kenneth R. Tucker
Title: Member/Manager

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Kenneth R. Tucker as Member/Manager of Triad Real Estate Investments, LLC**, personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 21st day of November, 2023.

My Commission Expires: 02-02-27

Notary Public: Evelin Silva Bernal

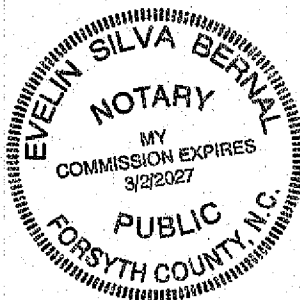


EXHIBIT "A"

PARCEL 1:

BEGINNING at an iron stake in the Northern boundary line of Donald Street with Southwest corner of Lot No. 226, and running in a westerly direction with said line of Donald Street, 48 feet to an iron stake, Southeast corner of Lot No. 233; thence in a Northerly direction with the Eastern boundary line of Lot No. 233, 125.5 feet to an iron stake, the Northeast corner of Lot No. 233 in the Southern boundary line of the proposed spur tract to Quarry, thence in an Eastwardly direction with the proposed spur tract to Quarry 50 feet to an iron stake, the northwest corner of Lot No. 230, thence in a Southerly direction with the Western boundary line of Lots 230, 229, 228, 227 and 226, 125.4 feet to the an iron stake, the point of BEGINNING. Being Lots 231 and 232 of the Longview Development. No. 2 recorded in Plat Book 1, Page 39A of the Forsyth County Registry

PARCEL 2:

BEGINNING at an iron stake in the North edge of Donald Street, the Southeast corner of Lot 231, 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; thence North with the Eastern line of Lot 231, 50.4 feet to a point, the Southwest corner of Lot 228, on the above referenced plat; thence East with the Southern line of Lot 228, 5 feet to an iron stake, thence South 50.38 feet to an iron stake in the Northern edge of Donald Street; thence West with the Northern edge of Donald Street 5 feet to an iron stake, the point and place of BEGINNING. The above described property consists of a strip 5 feet in width conveyed off the Western portion of Lots 226 and 227 on the above referenced Plat. See Deed Book 570, Page 330, Forsyth County Registry. For further reference see Book 1190, Page 1164 of the Forsyth County Registry.