

2023041640 00122

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
 12/08/2023 03:27:22 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3784
PG: 4432 - 4434

This instrument prepared by Matthew S. Cheney, 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, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identification No. 6864-89-3911.000 Verified by _____ County on the _____ day
 of _____, 20____

By: Brock & Scott

Mail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston
 Salem, NC 27103

Brief description for the Index: Lot 13, Sedge Lake Garden, Section One. PB 32, PG 2

PROPERTY ADDRESS: 1581 Jubilee Trail, Kernersville, NC 27284

THIS DEED made this 7th day of December, 2023, by and between

GRANTOR	GRANTEE
VICKIE TATE-STEPHENS (aka VICKIE STEPHENS) and husband, MARK HENRY STEPHENS	TRIAD CASA, LLC, a North Carolina limited liability company
Mailing Address: 44025 Mouton Tate Road, Franklinton, LA 70438	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 situated in Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Brock & Scott, PLLC FC"
 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 Number 13, as shown on the Map of Sedge Lake Garden, Section One, as recorded in Plat Book 32, Page 2, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being that same property conveyed to Vickie Stephens by Warranty Deed from Charles Thomas Anas and wife, Shirley Anas dated 06/30/2003 and recorded on 07/01/2003 in Book 2369, Page 1206, Forsyth County Registry.

Commonly known as 1581 Jubilee Trail, Kernersville, North Carolina 27284

Tax Parcel ID: 6864-89-3911.000


The property conveyed herein does ☒ does not ☐ include the primary residence of 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.

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:

2023 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

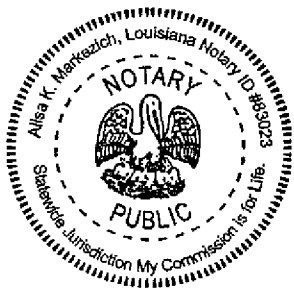
 (SEAL)


VICKIE TATE-STEPHENS
(aka VICKIE STEPHENS)

State of Louisiana Parish (AM) St. Tammany

I, Alisa K. Markezich, the undersigned Notary Public of St. Tammany Parish and State aforesaid, certify that VICKIE TATE-STEPHENS (aka VICKIE STEPHENS) 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 16th day of December, 2023.




Notary Public
My Commission Expires: with life.

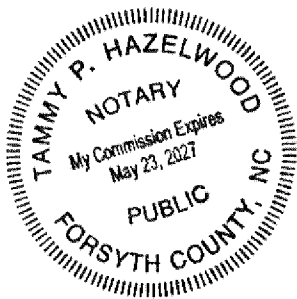
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

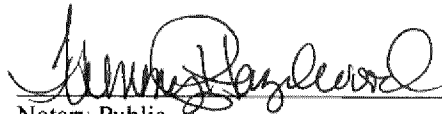

 MARK HENRY STEPHENS (SEAL)

State of North Carolina, County of Forsyth

I, Tammy P. Hazelwood, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **MARK HENRY STEPHENS** 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 7th day of December, 2023.




 Notary Public

My Commission Expires: 5/23/2027