

2023043566 00237FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$310.00

PRESENTED & RECORDED

12/27/2023 03:49:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3787

PG: 929 - 931

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: ~~\$~~310.00

Parcel Identifier No. 6834-43-7018.000

Mail after recording to: Grantee @ address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 27 day of December, 2023 by and between**GRANTOR**

**TRIAD CAPITAL HOLDINGS, LLC
201 E. DEVONSHIRE STREET, WINSTON-SALEM, NC 27127**

GRANTEE

**J. JESUS LOPEZ FUENTES AND WIFE, SILVIA LOPEZ
2825 PATRIA STREET, WINSTON-SALEM, NC 27127**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3760, Page 2613, Forsyth County 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.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

TRIAD CAPITAL HOLDINGS, LLC

By: *[Signature]* (SEAL)
LESLIE CLINT SNUGGS, MANAGER

STATE OF FLORIDA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **LESLIE CLINT SNUGGS, MANAGER OF TRIAD CAPITAL HOLDINGS, LLC**. Witness my hand and official stamp or seal, this the 27 day of December, 2023.

My Commission Expires: 4/30/28

[Signature]
Notary Public
Print Notary Name: Clinton Calaway

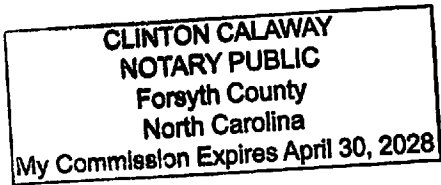


EXHIBIT "A"

BEING KNOWN AND DESIGNATED AS LOT NO. 440 AS SHOWN ON THE MAP OF EAST CENTRAL TERRACE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 61 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.