

2024009014 00158

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 03/22/2024 03:25:15 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3798
 PG: 1860 - 1862

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$240.00
Parcel ID:	6828-83-7990
Mail/Box to:	Triad Casa LLC, a NC LLC, 1235 East Boulevard, Charlotte, NC 28203
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 8, JC Caudle Property, Plat Book 12, Page 40

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22 day of March, 2024, by and between:

GRANTOR	GRANTEE
David L. Grubbs, divorced 1503 Old Thomasville Road Winston Salem, NC 27107	Triad Casa LLC, a NC LLC 1235 East Boulevard Charlotte, NC 28203

Property Address: 316 Oak Summit Road, Winston Salem, NC 27105

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3773 Page 524.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 12 Page 40.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

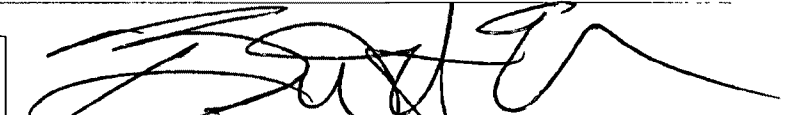
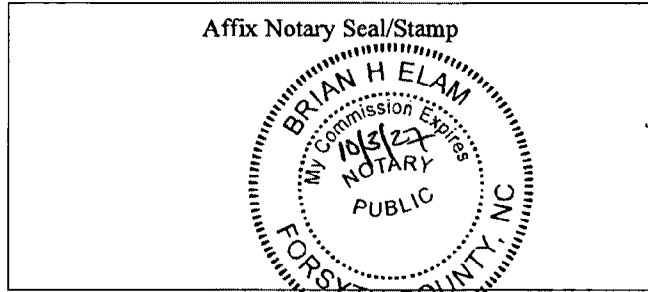
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.



Name: David L. Grubbs

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Brian H Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 22 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
David L. Grubbs



Notary Public (Official Signature)
My commission expires: 10/03/2027

EXHIBIT "A"

LYING AND BEING North of the City of Winston-Salem, North Carolina, being known and designated as Lot No. 8 on the Map of J. C. Caudle Property, said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 12, at Page 40, to which reference is hereby made for a more particular description; and said lot fronting on the south side of Oak Summit Road, and of that width extending southwardly 300 feet.