

2024010858 00136

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$514.00

PRESENTED & RECORDED
04/08/2024 03:48:47 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3800
PG: 3053 - 3054

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$514.00

Parcel Identifier No. 6844-28-3185

Mail/Box to: Grantee: _____

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 28 day of March, 2024, by and between

GRANTOR

GRANTEE

Triad Casa, LLC

David Henderson and Kristen Sierra Elizabeth Blanks*

1235 East Blvd., Suite E-315
Charlotte, NC 28203

1329 Belleauwood St.
Winston-Salem, NC 27107

*Joint Tenants with Rights of Survivorship

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lots 309 through 312 of Longview Development No. 2, as shown on the plat recorded in Plat Book 1, Page 39-A, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3775 page 2318.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1 page 39-A.

submitted electronically by "Moss Woods PLLC"
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 persons whomsoever, other than the following exceptions:

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

Triad Casa, LLC
(Entity Name)

By: Valente De los Santos

Print/Type Name & Title: Valente De Los Santos, Member

State of NC

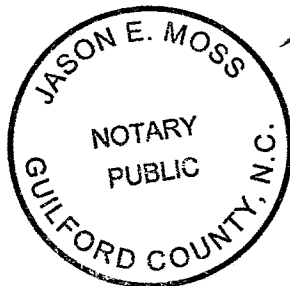
County of Guilford

I, Jason E. Moss, a Notary Public of the above state and county, certify that Valente De Los Santos in his/her capacity as duly authorized Member of Triad Casa, LLC personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: 3-28-21

[Signature]

Notary Public



My Commission Expires: 7-18-26