

**2024013351 00081**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$154.00**

PRESENTED & RECORDED  
 04/29/2024 12:46:09 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3803**

**PG: 3746 - 3748**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$154.00

PARCEL IDENTIFIER NO. **6834-82-5291**

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 26 day of April, 2024, by and between

Title Company: *Hockey Title Insurance*

GRANTOR	GRANTEE
<p>Archie Covington and Helen Covington, a married couple</p> <p>Mailing Address <i>3630 Welch Cir            Winston-Salem            N.C.            27127</i></p>	<p>Triad Casa LLC, a Limited Liability Company</p> <p>Property Address: 766 Woodcote Rd.            Winston Salem, NC 27107</p> <p>Mailing Address 1235 East Blvd.            Suite E-315            Charlotte, NC 28203</p>

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A**

All or a portion of the property herein conveyed (\_\_\_\_) includes or () does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **2615** at Page **816**.

**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 lawful claims of all persons whomsoever, other than the following exceptions:

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

*Archie Covington*  
 Archie Covington

*Helen Covington*  
 Helen Covington

STATE OF NORTH CAROLINA

COUNTY OF Rowan

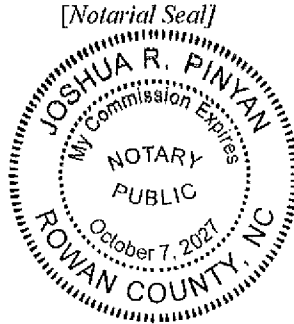
I certify that Archie Covington and Helen Covington, a married couple, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 26 day of April, 2024.

Notary Signature: *[Signature]*

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: 10/7/2027



**EXHIBIT A**

**BEGINNING** at an iron stake in the South margin of Woodcote Street, said iron stake being 145 feet West from Waughtown-Clemmonsville Road, running thence South 3 degrees 35 minutes West 150 feet to an iron stake, running thence North 86 degrees 25 minutes West 60.0 feet to an iron stake, running thence North 3 degrees 35 minutes East 150 feet to an iron stake in the South margin of Woodcote Street, and running thence with the south margin of Woodcote Street South 86 degrees, 25 minutes East 60.0 feet to an iron stake, the point and place of **BEGINNING**. Being also known and designated as lots 46, 47, and part of Lot 48 of Block B of the Martin Charles Land, plat of which is recorded in Plat Book 4, Page 22 of the Forsyth County Registry.

**Property Address: 766 Woodcote Drive, Winston Salem, NC, 27127**

**Parcel No: 6834-82-5291**