

**2024013945 00033**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$130.00**

PRESENTED & RECORDED  
05/02/2024 10:25:46 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3804**  
**PG: 2850 - 2852**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

Tax Parcel Identification Number: 6826-80-3811.000

This instrument was prepared by: Henry D. Niblock, Jr., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 4401 N. Cherry St #40, Winston Salem, NC 27105

Property Address: 1005 Row Street, Winston Salem, NC 27105

Brief description for the Index: Lot 76, Chatham Manufacturing Company

THIS DEED made this 23<sup>rd</sup> day of April, 2024 by and between

**GRANTOR**

Catherine Elaine Boags, Executor of the  
Estate of Loretta Hughes

772 Swanson Avenue  
Charleston, SC 29412

**GRANTEE**

Triad Capital Holdings, LLC ,  
a North Carolina limited liability company

4401 N. Cherry St #40  
Winston Salem, NC 27105

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 County of Forsyth, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference see Deed Book 2086 at Page 738, Forsyth County Registry.

THIS IS \_\_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: subject to easements and restrictions of record, if any; and 2024 property taxes.

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

Catherine Elaine Boags (SEAL)  
Catherine Elaine Boags, Executor of the  
Estate of Loretta Hughes

STATE OF SOUTH CAROLINA

COUNTY OF Charleston

I, Allison Hinnant, a Notary Public of the County of Dorchester and State of South Carolina, certify that Catherine Elaine Boags, Executor of the Estate of Loretta Hughes, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 26 day of April, 2024.

Allison Hinnant  
Notary Public  
Printed Name: Allison Hinnant  
My Commission Expires: 04/27/2031



**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

Lot 76, "Chatham Manufacturing Company," plat of which is recorded in Plat Book 10, Page 160, Forsyth County Registry, and reference to which plat is hereby made for a more particular description.