

EXCISE TAX: \$235.00
Parcel No. 6837-24-0317

This Instrument Prepared By:
THOMAS ALLGOOD NC Bar No. 59838
o/b/o BC LAW FIRM, P.A.
1521 CONCORD PIKE SUITE 301
WILMINGTON, DE 19803

Recordation Requested By/Return to:
STEWART TITLE COMPANY
500 N. BROADWAY, SUITE 900
ST. LOUIS, MO 63102
File No. KVPUR24672174

Send Tax Notices to:
Triad Casa LLC
1235 EAST BLVD., SUITE E-315
CHARLOTTE, NC 28203

2024014124 00049

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$235.00
PRESENTED & RECORDED
05/03/2024 12:21:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3804
PG: 3978 - 3979

FOR RECORDER'S USE ONLY

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed executed this 1st day of May, 2024, for good consideration, in the sum of One Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$117,500.00), I (we), **Richard Ira Berrier and Kaye Nichols Berrier, Husband and Wife**, whose mailing address is 2137 LEONARD ROAD, LEXINGTON, NC 27295 hereby bargain, deed, and convey to **Triad Casa LLC, a North Carolina limited liability company**, whose mailing address is 1235 EAST BLVD., SUITE E-315, CHARLOTTE, NC 28203 the following described land in FORSYTH County, North Carolina, free and clear with WARRANTY COVENANTS; to wit:

BEING KNOWN AND DESIGNATED as Lot No. 23, as shown on the Map of Northhills, Phase I, recorded in Plat Book 24 at Page 97 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Being the same property conveyed to Richard Ira Berrier and wife Kaye Nichols Berrier by North Carolina General Warranty Deed from Leona A. Livengood formerly Leona A. Pointek and husband Harold Gene Livengood , dated November 6, 1989, recorded on November 6, 1989 as Book 1679, Page 3378.

A map showing the above-described property is recorded in Plat Map Book ____, Page ____.

Parcel No. 6837-24-0317
Property Address: 435 BURNHAM DRIVE, WINSTON SALEM, NC 27105

submitted electronically by "Stewart Title Guaranty - Non CA Loans"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

KIB
RIB

Pursuant to NCGS 105-317.2, the parties certify that the property herein described does _____ does not _____ include the primary residence of the grantor(s).

TO HAVE AND TO HOLD and the aforesaid lot or parcel of land and all appurtenances thereto belonging to the Grantee in fee simple.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

WITNESS the hands of said Grantor(s) this 1st day of May, 2024.

Richard Ira Berrier
Richard Ira Berrier

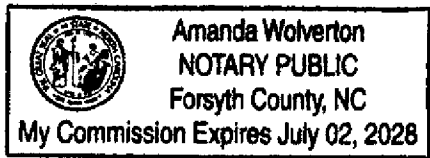
Kaye Nichols Berrier
Kaye Nichols Berrier

STATE OF NC
COUNTY OF Davidson } SS.

I, Amanda Wolverton, a Notary Public for said County and State, do hereby certify that Richard Ira Berrier and Kaye Nichols Berrier, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1st day of May, 2024

(Official Seal)



Amanda Wolverton
Notary Public
My Commission Expires: 7-2-2028