

2024014659 00086

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 05/08/2024 02:29:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3805
PG: 2282 - 2284

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$120.00
Parcel ID:	6836-93-0298
Mail/Box to:	triadmgt LLC, 607 Walnut Street, Winston Salem, NC 27101
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 46 Overbrook Development Plat Book 1, Page 5A

THIS GENERAL WARRANTY DEED ("Deed") is made on the 7 day of May, 2024, by and between:

GRANTOR	GRANTEE
Anthony Ceasar Sheppard and spouse, Telishia Michelle Sheppard 910 N. Cameron Street Winston Salem, NC 27101	triadmgt LLC 607 Walnut Street Winston Salem, NC 27101

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

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 3638 Page 2363.

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 1 Page 5-A.

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:

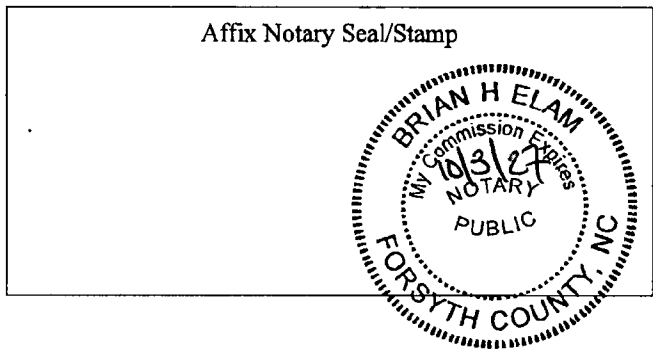
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

[Signature]
Name: Anthony Ceasar Sheppard

[Signature]
Name: Telishia Michelle Sheppard

STATE OF NC, 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 8 day of May, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Anthony Ceasar Sheppard and Telishia Michelle Sheppard



[Signature]
Notary Public (Official Signature)
My commission expires: 10/3/27

EXHIBIT "A"

Property Address: 1910 East 18th Street, Winston-Salem, NC 27105

Tax ID: 6836-93-0298 / Block 1222 Lot 046

BEING KNOWN AND DESIGNATED as Lot No. 46, fronting 50 feet on the south side of the Overbrook Development, plat of which is recorded in Plat Book 1 at page 5A in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.