

2024015271 00164

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
05/13/2024 04:41:29 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3806
PG: 1067 - 1070

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$230.00

Parcel Identifier No. 6834-94-8324.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 8, T.P. Atkins, PB 16, PG 201

THIS DEED made the ____ day of _____, 2024, by and between

| GRANTOR | GRANTEE |
|---|---|
| <p>Hill Oxford Three LLC <i>a Delaware Limited Liability Company</i></p> <p>Grantor Address: 901 W. Jackson Blvd., Suite 501 Chicago, IL 60607</p> | <p>Triad Capital Holdings, LLC <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 937 Glencoe Street Winston-Salem, NC 27107</p> |

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

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3745, Page 1085, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

submitted electronically by "Orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, rights of way, and other restrictions of record.

(signatures to follow)

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

Hill Oxford Three LLC, a Delaware Limited Liability Company

By: *[Signature]* (SEAL)
Amanda Parker, Authorized Signatory

STATE OF ILLINOIS
COUNTY OF COOK

I, *Jack Saltzman*, a Notary Public, certify that ^{*Andrew*} ~~Amanda~~ Parker of Hill Oxford Three LLC personally came before me this day and acknowledged that she is the Authorized Signatory of Hill Oxford Three LLC, a Limited Liability Company, and that she, as Authorized Signatory, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this *9th* day of May, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: *6/6/2027*



Exhibit "A"

**Property of Triad Capital Holdings, LLC, a North Carolina Limited Liability Company
937 Glencoe Street**

Being known and designated as Lot No. 8 as shown on map of Property of T.P. Atkins, recorded in Plat Book 16, Page 201, Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is part of that property described in Deed Book 3745, Page 1085, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-94-8324 on the Forsyth County Tax Maps.

The subject property is the same as that property described in Deed Book 3745, Page 1085, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-94-8324.000 on the Forsyth County Tax Maps.