

2024020889 00112

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$320.00

PRESENTED & RECORDED
 06/26/2024 01:01:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3813
PG: 1519 - 1522

NORTH CAROLINA GENERAL WARRANTY DEED

| | |
|----------------------------------|--|
| Excise Tax: | \$320 |
| Parcel ID: | 6844-07-0684.000 |
| Mail/Box to: | Grantee |
| Property Address: | 1905 Bertha St., Winston-Salem, NC 27107 |
| Prepared by: | This instrument, prepared by Darren S. Cranfill, a licensed North Carolina attorney. 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 91 Allendale |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 19 day of June, 2024, by and between:

| GRANTOR | GRANTEE |
|--|--|
| Twin City Capital Investments, LLC, a North Carolina Limited Liability Company 1630 Binkley Farm Rd. Clemmons, NC 27012 | Autumn Kayden Das, unmarried 1905 Bertha Street Winston-Salem, NC 27107 |

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 **Forsyth** County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.
 SEE EXHIBIT "B" FOR RESOLUTION**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3791 Page 1424.

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 Map Book 2 Page 28

Page 1 of 2

NC Bar Association Form No. 3 © Revised 11/2020
 Printed by Agreement with the NC Bar Association
 Bar Form No. 3

North Carolina Bar Association – NC

Standard Form 3

North Carolina Association of Realtors, Inc. –

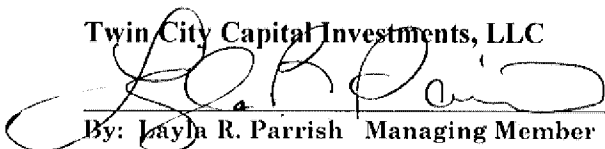
submitted electronically by "Darren S Cranfill Attorney At Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

All easements and restrictions of record and 2024 property taxes pro-rated to date of closing.

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

Twin City Capital Investments, LLC

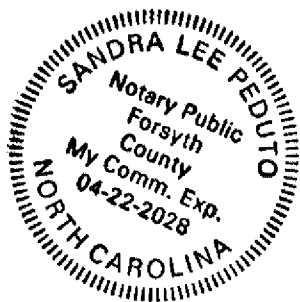
 (Seal)
By: Layla R. Parrish Managing Member

STATE OF NC COUNTY OF Forsyth

I Sandra Lee Peduto, a Notary of the State of the above State and County, certify that the following person(s) personally appeared before me on the 19th day of June, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Layla R. Parrish

Witness my hand and official seal, this 19 day of June, 2024

Affix Notary Seal/Stamp



Sandra Lee Peduto
(Official Signature of Notary Public)

Sandra Lee Peduto
(Notary's printed or typed name)

My Commission Expires: April 22, 2028

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No. 91 as shown on Map ALLENDALE, recorded in Plat Book 2, Page 28, in the Office of the Register of Deed of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

EXHIBIT "B"

RESOLUTION AND CERTIFICATE OF
Twin City Capital Investments, LLC a North Carolina Limited Liability Company

The undersigned, being all the members and managers of the above referenced North Carolina Limited Liability Company (the "Company"), do hereby certify that the Company is validly existing and is duly authorized under the laws of the State of North Carolina.

It is further certified that the Resolutions herein below are adopted by the Company pursuant to the procedures in the Company's operating agreement.

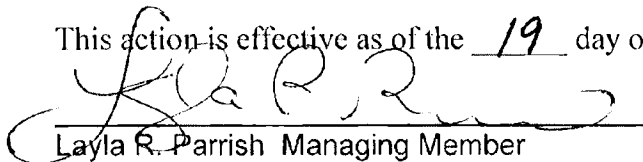
IT IS HEREBY RESOLVED that the following person(s) are jointly empowered to do any and all of the following acts and execute all documents necessary for the following acts on behalf of the Company: Layla R. Parrish as Managing Member of the Company to sign all documents needed for the sale and conveyance of the property located at 1905 Bertha St. Winston-Salem, NC 27107.


IT IS FURTHER RESOLVED, that any and all acts by the party specified above and authorized pursuant to these Resolutions, whether acting or signing separately or jointly, are hereby ratified and approved by the Company and shall legally bind the company and that these resolutions shall remain in full force and effect and that any Party may rely on these Resolutions until such time as written notice of their revocation shall have been received by said Party. Any such notice shall not affect any of the Company's agreements or commitments in effect at the time said notice is given.

IT IS FURTHER RESOLVED, that the persons named above hold the positions set forth opposite their names and that the Resolution is in full force and effect and have not been modified or revoked in any manner whatsoever.

THERE BEING NO FURTHER BUSINESS to be taken pursuant to this Resolution by the company officers signed below for this document to be entered in the Company records.

This action is effective as of the 19 day of June, 2024

 (Seal)
Layla R. Parrish Managing Member

 (Seal)
Brock A. Parrish Member