

2024021654 00219

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$229.00

PRESENTED & RECORDED
 07/01/2024 04:29:40 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3814

PG: 1494 - 1495

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$229.00
Parcel ID:	6836-64-7942
Mail Tax Bill to:	1207 East 23rd Street, Winston Salem, NC 27105
Prepared by and return to:	Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC, 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#: 2794.24173 Triad Real Estate
Brief description for the index:	Lot 79, Fairview

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

*NO TITLE SEARCH PERFORMED OR REQUESTED

THIS GENERAL WARRANTY DEED ("Deed") is made on the 26th day of June, 20 24, by and between:

GRANTOR	GRANTEE
Triad Real Estate Investments, LLC P.O. Box 5536 Winston Salem, NC 27113	Simple Solutions RE LLC 1207 East 23rd Street Winston Salem, NC 27105

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

BEING KNOWN AND designated AS Lot No. Seventy Nine (79) as shown on plat of Fairview, Plat of said property being recorded in Deed Book 90, Page 589, and in Plat Book 8, Page 91 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2429 Page 3169.

This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Fairview in the Office of the Register of Deeds for Forsyth County, in North Carolina and, any amendments thereto.

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 Plat Book 90 Page 589 _____.

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

Triad Real Estate Investments, LLC

BY: [Signature] (SEAL)
Kenneth Tucker

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Anna M Levens, a Notary Public certify that Kenneth Tucker personally came before me this day and acknowledged the he/she is Member, Manager of Triad Real Estate Investments, LLC, a Limited Liability Company.

Witness my hand and official seal, this the 26th day of June, 2024

[Signature]

Notary Public

Printed Name: Anna M Levens

My Commission Expires: 10-19-28

