

2024021911 00088FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$430.00PRESENTED & RECORDED
07/03/2024 12:59:27 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3814
PG: 2880 - 2882**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$430.00
Parcel ID:	6834-94-8324.000
Mail/Box to:	Grantee
Property Address:	937 Glencoe 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 8 Property of T.P. Atkins

THIS GENERAL WARRANTY DEED ("Deed") is made on the 2 day of July, 2024,
by and between:

GRANTOR	GRANTEE
<p>Triad Capital Holdings, LLC a Delaware Limited Liability Company 751 W. 4th St. Suite 110 Winston-Salem, NC 27101</p>	<p>Jose L. Morales Fuentes, married 937 Glencoe St. Winston-Salem, NC 27107</p>

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.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3806 Page 1067.

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.

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 16 Page 201.

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,

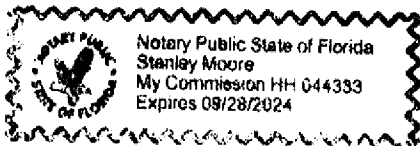
Triad Capital Holdings, LLC a Delaware Limited Liability Company

[Signature]

(Seal)
Leslie Clint Snuggs II Managing Member

STATE OF FLORIDA COUNTY OF MIAMI DADE
I, Stanley Moore, a Notary of the State of FLORIDA and County of MIAMI DADE,
MIAMI DADE, certify that the following person(s) personally appeared before me on the 2 day of
July, 2024 each acknowledging to me that he or she signed the foregoing document, in
the capacity represented and identified therein (if any): Leslie Clint Snuggs II
Witness my hand and official seal, this 2 day of July, 2024

Affix Notary Seal/Stamp



[Signature]

(Official Signature of Notary Public)
STANLEY MOORE

(Notary's printed or typed name)
My Commission Expires: 9/28/2024

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.