

**2024023006 00110**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$252.00**

PRESENTED &amp; RECORDED

07/12/2024 01:26:36 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3815****PG: 4037 - 4040****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$252.00

Parcel Identifier No. P/O 6834-66-4716.000

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: Rob Sosower, 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: "401 E. Monmouth Street" "Minor Subdivision Survey for: 2100 Glendale LLC",  
 BK 79, PG 169

THIS DEED made the 12th day of July, 2024, by and between

GRANTOR	GRANTEE
<b>2100 Glendale LLC</b> <i>a North Carolina Limited Liability Company</i>	<b>Triad Capital Holdings, LLC</b> <i>a Delaware Limited Liability Company</i>
Grantor Address: 2100 Glendale Street Winston-Salem, NC 27127	Property Address: 401 East Monmouth Street Winston-Salem, NC 27127

*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 [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3764, Page 880, Forsyth County Registry.

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.

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

2100 Glendale LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)  
Skyler Hartman, Manager

STATE OF UTAH  
COUNTY OF weber

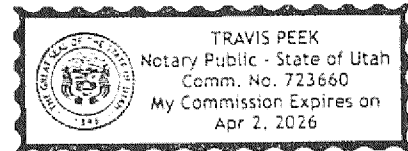
I, Travis Peek, a Notary Public, certify that Skyler Hartman, Manager of 2100 Glendale LLC personally came before me this day and acknowledged that he/she is Manager of 2100 Glendale LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 2 day of JULY, 2024.

[Signature]  
Official Signature of Notary

Printed or typed name of Notary Travis Peek

My Commission Expires: 04-02-2026



**Exhibit "A"**

**Property of Triad Capital Holdings, LLC, *a Delaware Limited Liability Company***  
**401 East Monmouth Street**

BEING KNOWN AND DESIGNATED as the Lot labeled as "401 E. Monmouth Street", as shown on that plat entitled "Minor Subdivision Survey for: 2100 Glendale LLC", as recorded in Plat Book 79, Page 169, in the 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 a portion of the same as that property described in Deed Book 3764, Page 880, Forsyth County Registry and was formally designated as Tax Parcel Identifier Number 6834-66-4716.000 on the Forsyth County Tax Maps.