

2024023006 00110

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

PRESENTED & 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
<p>2100 Glendale LLC <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address: 2100 Glendale Street Winston-Salem, NC 27127</p>	<p>Triad Capital Holdings, LLC <i>a Delaware Limited Liability Company</i></p> <p>Property Address: 401 East Monmouth Street Winston-Salem, NC 27127</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 [] 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

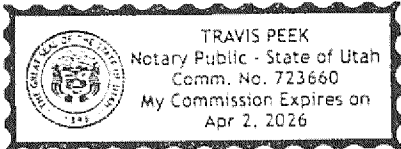


Exhibit "A"

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.