

**2024028537 00181**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$331.00**PRESENTED & RECORDED  
08/23/2024 04:16:43 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3823

PG: 207 - 208

Excise Tax: \$331.00

Recording Time, Book and Page

Parcel ID: 6825-40-1091

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

**Lot 2, Map of the Property of Dan A. Lynch.****NORTH CAROLINA SPECIAL WARRANTY DEED***This Conveyance is insured by a title policy issued by Tryon Title*THIS DEED made this 23<sup>rd</sup> day of August, 2024, by and between

GRANTOR	GRANTEE
<p><b>TriOaks Capital, LLC, a Texas limited liability company</b></p> <p><b>5171 Glenwood Ave, Ste 460 Raleigh, NC 27612</b></p> <p>_____ <b>If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</b></p>	<p><b>Triangle 360 Solutions, LLC, a North Carolina Limited Liability Company</b></p> <p><b><u>Property Address:</u> 1049 Irving St., Winston-Salem, NC 27103</b></p> <p><b><u>Mailing Address:</u> 271 Edge of Auburn Blvd., Raleigh, NC 27610</b></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:

**Being all of Lot 2 as shown on the map of the Property of Dan A. Lynch recorded in Plat Book 11, Page 166, Forsyth County Registry.**

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, DOES HEREBY CONVENANT with the Grantee, except as stated herein, that, at the time of the delivery of this Deed, the interest conveyed hereby was free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

submitted electronically by "Lowry & Assoc"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to ad valorem taxes for the year 2024 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Forsyth County Registry.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

**TRIOAKS CAPITAL, LLC**

By:

*[Handwritten Signature]*  
 Ryan Groff, General Manager

STATE OF NC  
 COUNTY OF Wake

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ryan Groff, General Manager of **TRIOAKS CAPITAL, LLC**.

Witness my hand and official stamp or seal, this the 23 day of August, 2024.

My commission expires:

6/22/28

*[Handwritten Signature]*  
Notary Public

Seal/Stamp

