

2024034350 00112

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$194.00

PRESENTED & RECORDED
 10/09/2024 04:27:23 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3830
PG: 1157 - 1159

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$194.00
Parcel ID:	6836-26-7768
Mail/Box to:	Triad Property Associates LLC a NC LLC, 1790 Silas Creek Parkway, Winston Salem, NC 27103
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 88 Section B Bon Air on Plat Book 7 Page 148 Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 9 day of October, 2024, by and between:

GRANTOR	GRANTEE
Johnnie Lee Johnson and spouse, Mizpah Johnson 140 Harper Ridge Court Clemmons, NC 27012	Triad Property Associates LLC a NC LLC 1790 Silas Creek Parkway Winston Salem, NC 27103

Property Address: 2812 NE Bon Air Avenue, 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, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2552 Page 1747.

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 Book 7 Page 148.

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

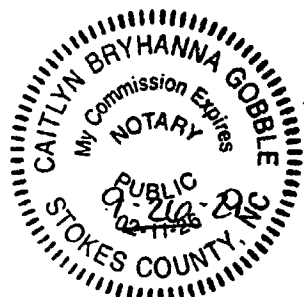
Johnnie Lee Johnson
Name: Johnnie Lee Johnson

Mizpah Johnson
Name: Mizpah Johnson

STATE OF NC, COUNTY OF Forsyth

I, Caitlyn Bryhanna Gobble, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 9 day of October, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Johnnie Lee Johnson and Mizpah Johnson

Affix Notary Seal/Stamp



Caitlyn Bryhanna Gobble
Notary Public (Official Signature)
My commission expires: 9/26/29

EXHIBIT "A"

Property Address: 2812 NE Bon Air Avenue, Winston-Salem, NC 27105
Tax ID: 6836-26-7768 / Block 1179 Lot 105

BEGINNING on the west side of Bon Air Avenue 100 feet North of the northwestern intersection of Bon Air Avenue and 28th Street and running westwardly with the north line of Lot no. 87, 150 feet to an iron stake in the line of Lot no. 139; thence northwardly with the line of Lot no. 139, 50 feet to the corner of Lot no. 89; thence with the line of Lot no. 89 in an eastwardly direction 150 feet to a stake in the west line of Bon Air Avenue; thence in a southwardly direction 50 feet to an iron stake, the place of Beginning. Being all of Lot no. 88 Section B, of Bon Air, together with a 10' x 100' private alley adjoining and immediately north thereof as shown on the Revised Map of **BON AIR** recorded in Plat book 7 page 148, office of the Register of Deeds, Forsyth County, North Carolina.