

2024036403 00151

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED
 10/25/2024 04:48:04 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3832
 PG: 4386 - 4388

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$290.00
Parcel ID:	6844-34-1893
Mail/Box to:	Triad Casa LLC a NC LLC, 1235 East Boulevard, Charlotte, NC 28203
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	metes & bounds of 0.83378 an acre Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 24 day of October, 2024, by and between:

GRANTOR	GRANTEE
Linda C. Harris, a widow 1641 Olivers Crossing Circle Winston Salem, NC 27127	Triad Casa LLC a NC LLC 1235 East Boulevard Charlotte, NC 28203

Property Address: 2306 Pleasant Street, Winston-Salem, NC 27107

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 2483 Page 4217.

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 _____ Page _____.

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:

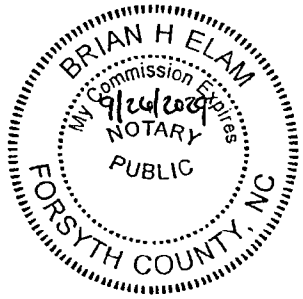
IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Linda C. Harris
Name: Linda C. Harris

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Brian H Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the _____ day of October, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Linda C. Harris

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)
My commission expires: September 26, 2029

EXHIBIT "A"

Property Address: 2306 Pleasant Street, Winston-Salem, NC 27107
Tax ID: 6844-34-1893 / Block 1834 Lot 105

BEGINNING at an iron pin set in the western right-of-way line of Pleasant Street, the northeast corner of the property of David F. Weaver and wife in Book 1464 page 1671 (Lot 107 Block 1834, Winston Township) ("the Weaver Property"), and running thence with the northern boundary line of the Weaver Property, North 88 degrees 20 minutes 09 seconds West 340.82 feet to an iron pin set in the centerline of the probable right of way of Sunshine Avenue (unimproved), the northwest corner of the Weaver Property; thence with the centerline of the probable right of way of Sunshine Avenue, North 04 degrees 30 minutes West 106.00 feet to an existing axle, the southwest corner of Lot 101, Block 1834; thence with the southern boundary line of the said Lot 101, South 86 degrees 06 minutes 21 seconds East 100.40 feet to an existing Iron pin, the southeast corner of the said Lot 101 and the southwest corner of Lot 102B in the same tax block, thence with the southern boundary line of the said Lot 102B and falling in with the respective southern boundary lines of Lots 102A and 44B in the same tax block, South 86 degrees 26 minutes 01 second East 252.36 feet to an iron pin set in the western right of way line of Pleasant Street, southeast corner of the said Lot 44B; thence with the western right of way line of Pleasant Street, South 01 degrees 57 minutes 33 seconds West 105.00 feet to the BEGINNING, containing 0.83378 acre, more or less, according to a plat of survey prepared 6.13.94 by Thomas A. Riccio, Reg. Land Surveyor.