

2024038132 00126

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED
11/08/2024 02:19:24 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3835
PG: 1075 - 1076

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

PIN: 6844-18-7385.000

Mail/Box to: Grantee – 751 W. 4th St. #110, Winston-Salem , NC 27101

This instrument was prepared by: T. Dan Womble, Attorney at Law a licensed North Carolina attorney. 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: Lots 370 & 371 Long View Development, Noc.2, PB 1, pg 39A, Forsyth County Registry

THIS DEED made this 5th day of November, 2024 by and between

GRANTOR	GRANTEE
I. ycaon Investments L.L.C a North Carolina limited liability company 200 Merritt Way Lexington, NC 27295	Triad Capital Holdings, L.L.C a Delaware limited liability company 751 W. 4 th Street #110 Winston-Salem, NC 27101

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 370 and 371 of "LONG VIEW DEVELOPMENT, NO. 2" as shown on a plat recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 1, Page 39-A, reference to which is hereby made for a more particular description of said property.

Property Address: 1616 Argonne Blvd., Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2857, Page 2907, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or xx does not include the primary residence of a Grantor.

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.

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements and restrictions of record, if any; 2024 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Lycaon Investments, LLC
a North Carolina limited liability company

By: James R. Merritt (SEAL)
James R. Merritt, Member/Manager

State of North Carolin - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that James R. Merritt, Member/Manager of Lycaon Investments, LLC, a North Carolina limited liability company personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 5 day November, 2024.

My Commission Expires: 02-09-2027
(Affix Seal)

Angela W. Campbell Notary Public
Notary's Printed or Typed Name

