

**2024038607 00092**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$114.00**

PRESENTED &amp; RECORDED

11/13/2024 01:49:47 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3835****PG: 3594 - 3596**Excise Tax: \$ 114.00Parcel ID: **6845-26-6830.000**

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 21, Masten Park, Section 2**

Recording Time, Book and Page

**NORTH CAROLINA GENERAL WARRANTY DEED***This Conveyance is insured by a title policy issued by Sterling Title*THIS DEED made this 3 day of October, 2024, by and between

GRANTOR	GRANTEE
<b>Cheryl Williams Gonzales and spouse, Arron Gonzales</b>  <b>2529 Grand Gulf Road Ft. Worth, TX 76123</b>	<b>TriOaks Capital, LLC, a Texas limited liability company</b>  <u>Property Address:</u> <b>2641 Belews Creek Road Winston Salem, NC 27101</b>
<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>	<u>Mailing Address:</u> <b>5171 Glenwood Ave., Ste 460 Raleigh, NC 27612</b>

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 Attached Exhibit "A" Legal Description**

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 except for the exceptions hereinafter stated.


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.

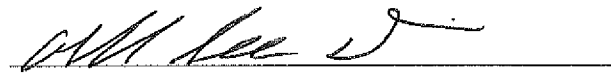
  
 Cheryl Williams Gonzales

  
 Arron Gonzales

STATE OF TEXAS  
 COUNTY OF TARRANT

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: Cheryl Williams Gonzales and Arron Gonzales

Witness my hand and official stamp or seal, this the 31<sup>st</sup> day of October, 2024.

  
 Notary Public

My commission expires: 07-02-2028

Seal/Stamp

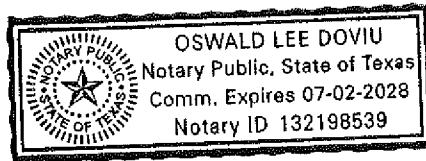


Exhibit A  
Legal Description

BEING KNOWN as a portion of Lot 21, Masten Park, Section 2, as shown in Plat Book 7, Page 41, Forsyth County Registry (F.C.R.), and also as a portion of that tract of land described in Deed Book 1259, Page 550, F.C.R., and being further described in a metes and bounds description as follows:

BEGINNING at an iron in the eastern right-of-way of Belews Creek Road, said point being the southwest corner of Lot 21, Masten Park, Section 2, as shown in Plat Book 7, Page 41, F.C.R., and also being located N 30° 36' 40" E 131.22 feet from a metal pole placed in concrete in the northern right-of-way of Interstate 40; thence running N 35° 05' E 34.75 feet to an iron in the eastern right-of-way of Belews Creek Road; thence S 60° 03' 29" E 65.43 feet to a point; thence N 86° 50' 51" W 76.79 feet to the point and place of BEGINNING, being a triangular tract of land and containing approximately 1,1323 square feet, as shown on a survey prepared by Daniel Walter Donathan, Map No. 1- 39428, dated March 13, 2000.