

**2024039691 00134**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$124.00**

PRESENTED &amp; RECORDED

11/21/2024 03:06:56 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3837****PG: 996 - 998****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: **\$124**

Parcel Identifier No.: 6844-03-3369.000

Mail after recording to: Triad Capital Holdings, LLC, 100 Edgewater Dr, #329, Coral Cables, FL 33133

This instrument was prepared by: Goins Law, 2212 Eastchester Drive, High Point, NC 27265

This instrument prepared by Goins 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 from the Index:

Title Policy: Fidelity National Title Insurance Company

THIS DEED made this 18 day of November, 2024, by and between**GRANTOR**

Imogene Howard, a widow

2501 Farmbrook Road  
Winston-Salem, NC 27103**GRANTEE**

Triad Capital Holdings, LLC

Property Address:  
2822 Thomasville Road  
Winston-Salem, NC 27107Mailing Address:  
100 Edgewater Dr #329  
Coral Cables, FL 33133

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2598, Page 3628, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 17, and referenced within this instrument.

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.

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

**Any easements, restrictions or rights of way of record.**  
**2024 *ad valorem* taxes.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

*Imogene Howard by Gina P. Howard Attorney-in-fact*  
 Imogene Howard by Gina Howard, Attorney-In-Fact

STATE OF NORTH CAROLINA  
 COUNTY OF GUILFORD

I, the undersigned, a Notary Public of the state and county aforesaid, certify that Gina Howard personally appeared before me this day and acknowledged the execution of the foregoing and annexed instrument for and in behalf of Imogene Howard, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in Book 3780, Page 3019, in the office of the Register of Deeds, Forsyth County, North Carolina, on the 7th day of November, 2023, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney. I do further certify that Gina Howard acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of Imogene Howard.

Witness my hand and Notarial Seal this 18 day of November, 2024.

*Kelley Crecy-Durham*  
 Official Signature of Notary  
 Printed or typed name of Notary

My Commission Expires: 10.14.2029

**KELLEY CREACY-DURHAM**  
 NOTARY PUBLIC  
 Randolph County  
 North Carolina  
 My Commission Expires 10-14-2029

## Exhibit "A"

Beginning at a point on the West side of Thomasville Road, which said point is the northeast corner of Lot No. 6 and running thence along the North line of Lot No. 6 , South 62 degrees 32 minutes West 225 feet to an iron stake in the northwest corner of Lot No 6; running thence along the East line of Lot No. 35 North 27 degrees 00 minutes West 54 feet to an iron stake in said line; running thence on a new line North 62 degrees 32 minutes East 225 to an iron stake in the West line of the Thomasville Road; running thence along the West line of said road South 27 degrees 00 minutes East 54 feet to the place of beginning. The above described property is a southern portion of Lot No. 5 in Block E as shown on the Map of the Property of Memorial Industrial School, Inc. Located in Winston-Salem, North Carolina, and recorded in the Office of the Register of Deeds, Forsyth County, North Carolina, in Plat Book 12 at Page 17, A small triangular piece of land in the northeast corner of the above described property was originally a part of lot 103, Block 1624, Forsyth County Tax Map.

Tax Parcel Number: 6844-03-3369.000

Property Address: 2822 Thomasville Road, Winston-Salem, NC 27107