

2024041118 00130

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$670.00

PRESENTED & RECORDED

12/04/2024 04:23:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3839**PG: 527 - 529**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$670.00

Parcel Identifier No.: 6864-89-3911.000

Mail after recording to: 1581 Jubilee Trail, Kernersville, NC 27284

This instrument was prepared by: **Jason A. Knight, 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 from the Index: Lot 13, Map of Sedge Lake Garden, Sec One, PB 32, Pg 2

THIS DEED made this 4th day of December, 2024, by and between

GRANTOR

Triad Casa LLC, a North Carolina Limited Liability Company

1235 East Boulevard

Suite E-315

Charlotte, NC 28203

GRANTEE

Jaimie Elizabeth Rachels and spouse Katerina T Rachels

1581 Jubilee Trail

Kernersville, NC 27284

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 Kernersville, 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 RE 3784, Page 4432, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 32, Page 2, 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:

All valid and existing easements, restrictions, and rights of way of record, if any, applicable to the subject property and to ad valorem taxes for the current year.

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.

Triad Casa LLC, a North Carolina Limited Liability Company

By: Valente De Los Santos
Valente De Los Santos, Member-Manager

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Marcus Allen Shields, a Notary Public, certify that Valente De Los Santos, Member-Manager of Triad Casa LLC personally came before me this day and acknowledged that he/she is Member-Manager of Triad Casa LLC, a Limited Liability Company, and that he/she, as Member-Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 4th day of December, 2024.

Marcus Allen Shields
Marcus Allen Shields

My Commission Expires: October 15, 2029

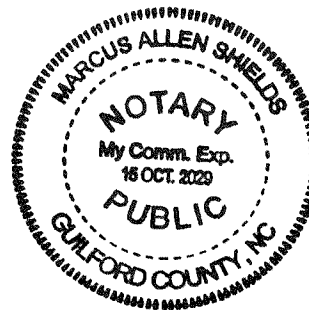


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot Number 13, as shown on the Map of Sedge Lake Garden, Section One, as recorded in Plat Book 32, Page 2, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6864-89-3911.000

Property Address: 1581 Jubilee Trail, Kernersville, NC 27284