

2024041846 00157

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
 12/10/2024 02:53:26 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3839
PG: 4453 - 4454

Excise Tax: \$ 200.00

Recording Time, Book and Page

Parcel ID: **6848-13-3240**

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 Nos 79 and 80, Ferrell Heights, Section 1****NORTH CAROLINA GENERAL WARRANTY DEED***This Conveyance is insured by a title policy issued by Sterling Title*THIS DEED made this 9 day of October, 2024, by and between

GRANTOR	GRANTEE
<p>Lonnie E. Sheff, widower *Lonnie E. Sheff is acting by and through his Attorney-in-Fact, Lonnell S. Johnston, under a Power of Attorney recorded in Book 3797, Page 1540 of the Forsyth County Registry.</p> <p>Lonnell S. Johnston and spouse, Prentice E. Johnston</p> <p>1355 Pebblebrook Road Winston Salem, NC 27105</p> <p><input checked="" type="checkbox"/> 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)</p>	<p><i>Reuben</i></p> <p>TriOaks Capital, LLC, a Texas limited liability company</p> <p><u>Property Address:</u> 4769 Ader Drive Winston Salem, NC 27105</p> <p><u>Mailing Address:</u> 5171 Glenwood Ave., Ste 460 Raleigh, NC 27612</p>

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:

Being known and designated as Lot Nos 79 and 80 as shown on the map of Ferrell Heights, Section 1, as recorded in Plat Book 16, Page 114, in the Office of the Register

of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular 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.

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.

Lonnell S. Johnston, for herself and as Attorney-in-fact for Lonnie E. Sheff
Lonnell S. Johnston, for herself and as Attorney-in-fact for Lonnie E. Sheff

Prentice E. Johnston
Prentice E. Johnston

STATE OF North Carolina
 COUNTY OF Forsyth

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: **Lonnell S. Johnston, in her personal capacity and as Attorney-in-fact for Lonnie E. Sheff, and Prentice Edward Johnston**

Witness my hand and official stamp or seal, this the 6th day of December, 2024.

My commission expires: 4/7/2029

Albert Coleman III
 Notary Public

Seal/Stamp

