

2024041847 00158

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$220.00

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

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3839

PG: 4455 - 4458

Excise Tax: \$ 220.00

Parcel ID: **6848-13-3240.000**

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 Nos 79 and 80, Ferrell Heights, Section 1

Recording Time, Book and Page

NORTH CAROLINA SPECIAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Tryon Title

THIS DEED made this 9 day of December, 2024, by and between

GRANTOR	GRANTEE
TriOaks Capital, LLC, a Texas limited liability company 5171 Glenwood Ave, Ste 460 Raleigh, NC 27612 _____ 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)	Assante Real Estate Inc. <u>Property Address:</u> 4769 Ader Dr., Winston-Salem, NC 27105 <u>Mailing Address:</u> 2657 Chari Park Lane, Walkerton, NC 27051

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, DOES HEREBY CONVEYANT with the Grantee, except as stated herein, that, at the time of the delivery of this Deed, the interest conveyed hereby was free from all encumbrances made

by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

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.

TRIOAKS CAPITAL, LLC

By: *RL*
Rebecca Lavin, Authorized Signatory
 (see attached authorization consent)

STATE OF *NC*
 COUNTY OF *Wake*

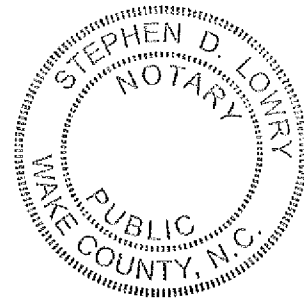
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Rebecca Lavin, Authorized Signatory of **TRIOAKS CAPITAL, LLC**.

Witness my hand and official stamp or seal, this the 9 day of December, 2024.

My commission expires: 6/24/28

[Signature]
 Notary Public

Seal/Stamp



Authentication Consent Exhibit
**Written Consent of Sole Member in Lieu of Annual Meeting
 of Member of TriOaks Capital LLC**

The undersigned, being the Sole Member of TriOaks Capital LLC, a Texas limited liability company (the "Company"), hereby consents pursuant to section 6.202 of the Texas Business Organizations Code to take the following actions and adopt the following resolutions, to have the same effect as if taken and adopted at the annual meeting of Member:

Election of Officers

RESOLVED, that the following persons hereby are appointed or re-appointed as officers of the Company to serve until the next annual meeting of Members of the Company, until written consent in lieu of the annual meeting, or until their successors have been duly appointed:

<u>Name</u>	<u>Title</u>
Stuart Denyer	Chief Executive Officer
Kurt Carlton	President
Jeffrey Tusa	Chief Financial Officer
Ryan Groff	Authorized Signatory
Rebecca Lavin	Authorized Signatory
Gregory Bensley	Authorized Signatory

Ratification of Past Actions

RESOLVED, that the actions taken or caused to be taken by or on behalf of the Company by any officer of the Company (other than any actions that may have been illegal, tortious, or *ultra vires*) since the date of the last meeting of the Members or by written consent in lieu of a meeting hereby are ratified in all respects as the actions of the Company.

Further Instructions to Officers/Authorized Signatories

RESOLVED, that the officers and/or authorized signatories of the Company hereby are authorized and directed on behalf of the Company to execute and deliver all documents, to waive all conditions, and to do all things necessary or helpful to carry out the purposes of the foregoing resolutions. Further, the officers and/or authorized signatories of the Company are appointed and authorized to sign, execute, and deliver any and all documents and instruments related or incident to the sale, purchase, and/or financing of real property on behalf of the Company. Only one officer's or authorized signatory's signature is required to

bind the Company. All actions of any officer of the Company that are consistent with the purposes and intent of the foregoing resolutions hereby are in all respects ratified and adopted as the actions of the Company.

Example Signature Block

RESOLVED, that the appropriate signature block for the Company is below.

TriOaks Capital LLC

By: _____

Name:

Title:

IN WITNESS WHEREOF, this consent has been signed to be effective as of November 5, 2024.

SOLE MEMBER:

Acquisition Holdings, LLC

Kurt Carlton, President