

2025001621 00070

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$580.00

PRESENTED & RECORDED
 01/17/2025 12:32:14 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3844

PG: 4035 - 4036

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 580.00

Parcel Identifier No.: 6825-40-1091 (Block 1676, Lot 002L)

Mail tax bills to Grantee: 1049 Irving Street, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr., 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 for the Index: Lot 2, Property of Dan A. Lynch

THIS DEED made this 16 day of January, 2025 by and between,

GRANTOR	GRANTEE
Triangle Solutions, LLC a North Carolina limited liability company Mailing Address: 271 Edge of Auburn Boulevard, Raleigh, NC 27610	ANDREW K. HYMAN (unmarried) Mailing Address: 1049 Irving Street, Winston-Salem, NC 27103

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 all of Lot 2, as shown on the map of PROPERTY OF DAN A. LYNCH, as recorded in Plat Book 11, Page 166, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1049 Irving Street, Winston-Salem, NC 27103

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3823, Page 207, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 11, Page 166.

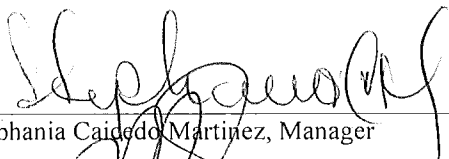
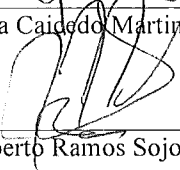
Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

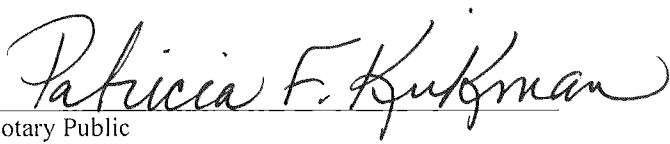
Triangle Solutions, LLC
a North Carolina limited liability company

By: 
Stephania Caicedo Martinez, Manager

Luis Roberto Ramos Sojo, Manager

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Stephania Caicedo Martinez, Manager and Luis Roberto Ramos Sojo, Manager** of Triangle Solutions, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 1-16-25


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29