

2025003592 00156

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
 02/05/2025 04:34:53 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3847
PG: 1700 - 1703

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$170.00

Parcel Identifier No. 6836-72-9058.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, 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 8, "Eastern Heights" PB 8, PG 23

THIS DEED made the 7 day of FEBRUARY, 2025, by and between

GRANTOR	GRANTEE
Pitts Enterprise Group LLC DBA Triad Enterprise Partners LLC <i>a North Carolina Limited Liability Company</i>	TKG Investments Remodeling & Sales, LLC <i>a North Carolina Limited Liability Company</i>
Grantor Address: 1531 Westbrook Plaza Drive, A Winston-Salem, NC 27103	Property Address: 1524 East 14th Street Winston-Salem, NC 27105

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:

See Exhibit "A" attached hereto and incorporated by reference.

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 3819, Page 2015, Forsyth County Registry.

submitted electronically by "Orenstein Law PLLC"
 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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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


Pitts Enterprise Group LLC
DBA Triad Enterprise Partners LLC,
a North Carolina Limited Liability Company

By:  (SEAL)
Jermaine M. Pitts, Member

STATE OF NC
COUNTY OF Forsyth

I, Bailey Andrews, a Notary Public, certify that Jermaine M. Pitts, Member of Pitts Enterprise Group LLC DBA Triad Enterprise Partners LLC and Jermaine M. Pitts of Pitts Enterprise Group LLC DBA Triad Enterprise Partners LLC personally came before me this day and acknowledged that he/she is Member and of Pitts Enterprise Group LLC DBA Triad Enterprise Partners LLC, a Limited Liability Company, and that he/she, as Member and , being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 5 day of Feb., 2025.


Official Signature of Notary
Printed or typed name of Notary
Bailey Andrews
My Commission Expires: 3/31/29

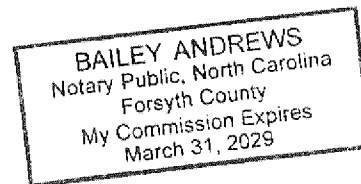


Exhibit "A"

Property of TKG Investments Remodeling & Sales, LLC
a North Carolina Limited Liability Company
1524 East 14th Street

Beginning at an iron stake on the south side of Mickey Road (now 14th Street) northeast corner of lot No. 9, running thence eastwardly with Mickey Road (now 14th Street) sixty-three feet to North Street, running thence southwardly with North Street one hundred seventy-one and one half feet to an alley, running thence westwardly sixty-three feet to an iron stake, running thence northwardly one hundred sixty-seven and one half feet to the place of beginning, being known and designated as lot No. 8 on the plat of "Eastern Heights" as shown in Plat Book 8 at Page 23, as well as in Deed Book 73, Page 547, Register of Deeds Office, Forsyth County.

The subject property is the same as that property described in Deed Book 3819, Page 2015, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-72-9058.000 on the Forsyth County Tax Maps.