

2025006150 00188

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$80.00

PRESENTED & RECORDED
 02/27/2025 03:31:07 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3850**PG: 2241 - 2243****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$80.00

Parcel Identifier No. 6837-53-4344.000 Verified by _____ County on the ____ day of _____, 20____
 By: _____

Mail/Box to: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713This instrument was prepared by: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713Brief description for the Index: Lot 202, MontviewTHIS DEED made this 25th day of February, 2025____, by and between

GRANTOR	GRANTEE
<u>Kristy M Wall and spouse Charlie D Wall, III</u>	<u>Triad Capital Holdings, LLC a Delaware limited liability company</u>
<u>2319 Union Grove Rd.</u>	<u>751 W Fourth St Ste. 110</u>
<u>Lexington, NC 27295</u>	<u>Winston Salem, NC 27101</u>

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

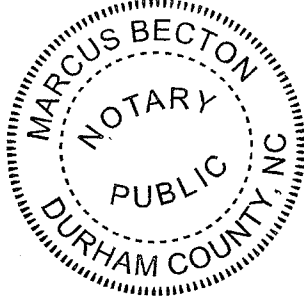
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book **2448** page **1756**.All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book **1** page **106**.

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:

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



Kristy M. Wall (SEAL)
Print/Type Name: Kristy M Wall

Charlie D Wall, III (SEAL)
Print/Type Name: Charlie D Wall, III

____ (SEAL)
Print/Type Name: _____

____ (SEAL)
Print/Type Name: _____

State of North Carolina – County of Durham

I, the undersigned Notary Public of the County and State aforesaid, certify that Kristy M Wall and Charlie D Wall, III personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 25th day of February, 20 25.

My Commission Expires: 4-3-2026

Marcus Becton
Notary Public

EXHIBIT A

All that certain property situated in the County of Forsyth and State of North Carolina, Being described as follows:

BEING all of Lot 202, as shown on the Map of Montview, as recorded in Plat Book 1, Page 106, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also see deed dated 09/11/1992, among the land records of the county and state set forth above, in Deed Volume 1756 and Page 70.