

**2025010008 00005**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$278.00**

PRESENTED & RECORDED  
 03/31/2025 08:19:34 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3855**

**PG: 2049 - 2052**

Excise Tax: \$ **278.00**

PIN: 6838028304000

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 21, Gladstone Courts Subdivision**

Recording Time, Book and Page

## NORTH CAROLINA SPECIAL WARRANTY DEED

*This Conveyance is insured by a title policy issued by Magnolia Title*

THIS DEED made this 2 day of March, 2025, by and between

GRANTOR	GRANTEE
<b>TriOaks Capital, LLC,</b> <b>a Texas limited liability company</b>  <b>5171 Glenwood Ave, Ste 460</b> <b>Raleigh, NC 27612</b>  <u>          </u> 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)	<b>Repurpose Garage LLC</b>  <u>Property Address:</u> <b>101 Azalea Dr.</b> <b>Winston Salem, NC 27105</b>  <u>Mailing Address:</u> <b>7703 French Dr., Browns Summit, NC 27214</b>

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 21, Gladstone Courts Subdivision, as shown on a map thereof recorded in Plat Book 17, page 183, Forsyth County Registry.**

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 CONVENANT 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.

submitted electronically by "Lowry & Assoc"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Title to the property hereinabove described is subject to the following exceptions:

1. Subject to ad valorem taxes for the year 2025 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: *R L*  
**Rebecca Lavin, Authorized Signatory**  
**(See attached Authorization Consent)**

STATE OF *NC*  
COUNTY OF *Wake*

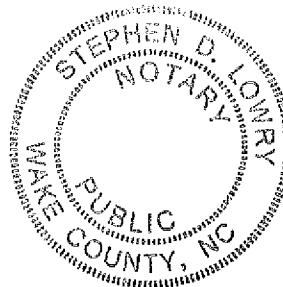
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Rebecca Lavin, Authorized Signatory of TRIOAKS CAPITAL, LLC.**

Witness my hand and official stamp or seal, this the *27* day of *May*, 2025.

My commission expires: *6/22/28*

*[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>
<b>Stuart Denyer</b>	Chief Executive Officer
<b>Kurt Carlton</b>	President
<b>Jeffrey Tusa</b>	Chief Financial Officer
<b>Ryan Groff</b>	Authorized Signatory
<b>Rebecca Lavin</b>	Authorized Signatory
<b>Gregory Bensley</b>	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