

2025013110 00036

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$175.00

PRESENTED & RECORDED
 04/23/2025 10:52:22 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3859
PG: 1521 - 1525

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$175.00

Parcel Identifier No. 6826-73-8578.000

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 23, Boston Height Property, PB 8, PG 9

THIS DEED made the 17 day of April, 2025, by and between

GRANTOR	GRANTEE
Olivet Jones and spouse, William Neal Jones	Triad Capital Holdings, LLC <i>a Delaware Limited Liability Company</i>
Grantor Address: <u>2227 West Polk</u> <u>CHICAGO IL 60612</u>	Property Address: 908 Roosevelt 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 2861, Page 4430, 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.

 (SEAL)
Olivet Jones

STATE OF


NC

COUNTY OF

Forsyth

I, the undersigned Notary Public, do hereby certify that Olivet Jones personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17 day of April, 2025.


Landis Hinnant Notary Public

My commission expires: Jan 25 2026

LANDIS HINNANT
Notary Public, North Carolina
Guilford County
My Commission Expires
January 25, 2026

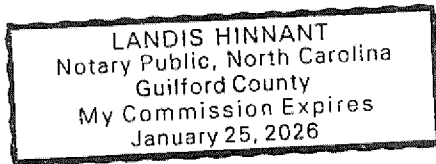
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

William Neal Jones (SEAL)
William Neal Jones

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that William Neal Jones personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17 day of April, 2025.



Landis Hinnant
Landis Hinnant Notary Public
My commission expires: Jan 25 2026

Exhibit "A"

Property of Triad Capital Holdings, LLC
a Delaware Limited Liability Company
908 Roosevelt Street

BEING KNOWN AND DESIGNATED Lying in the City of Winston-Salem, NC and fronting 50 feet on the South side of Roosevelt Avenue, and of that width extending Southwardly 145 feet, and being lot #23, as shown on plat of Boston Height Property, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, said Plat being recorded in Plat Book 8, Page 9, see Deed Book 442, Page 297.

The subject property is the same as that property described in Deed Book 2861, Page 4430, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6826-73-8578.000 on the Forsyth County Tax Maps.