

2020055591 00130FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$21.00PRESENTED & RECORDED
12/07/2020 11:39:18 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY**BK: RE 3571**
PG: 944 - 946**NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$21.00****Parcel Identifier No.: 6844-22-3921.000**

Brief description for index: Lots 103 & 104, Blk 1763 Grove Park

Mail deed/taxes after recording to **Grantee: 2200 NC 49, HARRISBURG, NC 28075**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law,***Delinquent taxes, if any are to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*THIS DEED made this **4** day of **December**, 2020 by and between**GRANTOR:****TRIAD LEGACY, LLC, A South Carolina Limited Liability
Company.**

Address:

PO BOX 94, GREENVILLE, SC 29602**GRANTEE:****ANDRES FERNANDO GONZALES YAC, a single person.**

Property Address:

0 LUDWIG ST., WINSTON SALEM, NC 27107

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.

WITNESSTH, 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 herein by reference.**All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3450**, Page **2169**, **FORSYTH** County Registry.Submitted electronically by "Patti D Dobbins, Attorney at 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.

A map showing the above described property is recorded in Plat Book 1, Page 63, and referenced within this instrument.

Does the above described property include the primary residence? YES

NO

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Restrictive covenants, easements and rights of way of record, if any.
Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

TRIAD LEGACY, LLC

By:

JAMES HYATT, MEMBER/MANAGER

SEAL-STAMP	STATE OF <u>South Carolina</u> COUNTY OF <u>Greenville</u>
	I, <u>William G. Nease</u>, a Notary Public of <u>Greenville</u> County of the State of <u>South Carolina</u>, do hereby certify that JAMES HYATT personally came before me this day and acknowledged that he/she is <u>MEMBER/MANAGER</u> of <u>TRIAD LEGACY, LLC</u>, and acknowledged, on behalf of <u>TRIAD LEGACY, LLC</u>, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>4th</u> day of <u>December</u>, 2020. My Commission Expires: <u>January 30, 2028</u> <u>William G. Nease</u> Notary Public

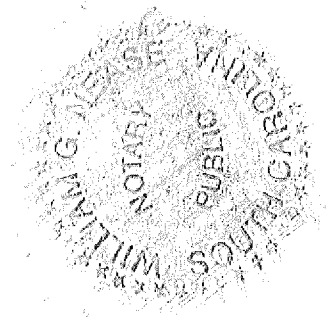


EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOTS 103 AND 104 OF BLOCK 1763 OF THE FORSYTH COUNTY TAX MAPS, AND BEING PART OF THAT PROPERTY DESCRIBED IN DEED BOOK 135, PAGE 196, OF THE FORSYTH COUNTY, NORTH CAROLINA REGISTER OF DEEDS OFFICE. SAID LOTS ARE DESCRIBED AND SHOWN IN PLAT BOOK 1, PAGE 63, MAP OF GROVE PARK, FORSYTH COUNTY, NORTH CAROLINA, REGISTER OF DEEDS OFFICE, INCORPORATED BY HEREIN BY REFERENCE.

PROPERTY ADDRESS: 0 LUDWIG ST., WINSTON SALEM, NC 27107

PARCEL ID #: 6844-22-3921.000