

by Hand Book
Date 01/23/2024

Type: CONSOLIDATED REAL PROPERTY
Recorded: 1/23/2024 12:13:49 PM
Fee Amt: \$128.00 Page 1 of 2
Revenue Tax: \$102.00
Lenoir County, NC
Treva Jenkins Register of Deeds

BK 2011 PG 289 - 290

Excise Tax: \$ 102.00

Recording Time, Book and Page

REID: 4625

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 6, Block "M" of Greenmead, Section 2

NORTH CAROLINA GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Investors Title Insurance Company

THIS DEED made this 22 day of January, 2024, by and between

GRANTOR	GRANTEE
TriOaks Capital, LLC, a Texas limited liability company	Hosanna Properties LLC, a NC limited liability company
5171 Glenwood Ave, Ste 460 Raleigh, NC 27612	<u>Property Address:</u> 901 Candlewood Dr., Kinston, NC 28501
_____ 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)	<u>Mailing Address:</u> 530 Bob Horton Road Apex, NC 27523

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 Lenoir County, North Carolina and more particularly described as follows:

Being all of Lot 6, Block "M" of Greenmead, Section 2, as shown on a map thereof recorded in Map Book 4, Page 158, Lenoir 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 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 except for the exceptions hereinafter stated.

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

- 1. Subject to ad valorem taxes for the year 2024 and all subsequent years.
- 2. Subject to all easements, agreements, and rights of way of record.
- 3. Subject to restrictions of record, Lenoir 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: *Ryan Groff*
 Ryan Groff, General Manager

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: **Ryan Groff, General Manager of TRIOAKS CAPITAL, LLC.**

Witness my hand and official stamp or seal, this the 22 day of July, 2024.

My commission expires: 6/22/28

[Signature]
 Notary Public

Seal/Stamp

