

2021030923 00124

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$36.00

PRESENTED & RECORDED

06/10/2021 12:50:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3616

PG: 3449 - 3452

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$36.00

Brief ID: Lot 112, Fairview

Parcel ID No. 6836-54-9741

PREPARED BY & RETURN TO:
The Sperry Law Firm, PC
15501 Briham Hill Ave.
Suite 225
Charlotte, NC 28277

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm, P.C..

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 9th day of June, 2021 by and between

GRANTOR

**Kristy H. Wall and spouse,
Charlie Wall**

2319 Union Grove Road, Lexington, NC 27295

GRANTEE

**Investcar, LLC, a Texas
Limited Liability Company**

Property Address : 928 23rd Street Northeast, Winston-Salem, NC 27105

Mailing Address : 5000 Riverside Drive, Bldg 5, Ste 100W, Irving, TX 75039

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 located in Forsyth County, North Carolina and more particularly described as follows:

General Warranty Deed
928 23rd Street Northeast, Winston-Salem, NC 27105
Page 1 of 3

BEING known and designated as Lot No. 112 on the plat of Fairview as recorded in Deed Book 90 Page 589 and re-recorded in Plat Book 8 Page 91 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more definite and complete description.

Parcel ID # No. 6836-54-9741

Being all or a portion of that property described in that deed recorded in Book 2021 at Page 1573, Forsyth County Public Registry.

The above described property does X does not include the primary residence of the Grantor.

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.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

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(s), the day and year first above written.

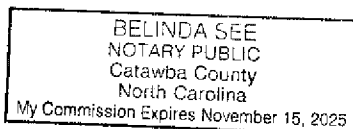
Kristy H. Wall (SEAL)
Kristy H. Wall

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Belinda See, Notary Public, do hereby certify that Kristy H. Wall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of June, 20 21

Belinda See
Official Signature of Notary
Printed or typed name of Notary



My Commission Expires: 11/15/25

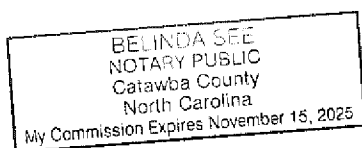
Charlie Wall (SEAL)
Charlie Wall

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Belinda See, Notary Public, do hereby certify that Charlie Wall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9th day of June, 2021.

Belinda See
Official Signature of Notary
Printed or typed name of Notary



My Commission Expires: 11/15/25

EXHIBIT "A"
Property Description

BEING known and designated as Lot No. 112 on the plat of Fairview as recorded in Deed Book 90 Page 589 and re-recorded in Plat Book 8 Page 91 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more definite and complete description.

Property 1:
6836-54-9741

928 23rd Street Northeast, Winston-Salem, NC 27105