

2021030924 00125

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$66.00

PRESENTED & RECORDED

06/10/2021 12:50:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3616

PG: 3453 - 3455

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$66.00

Brief ID: Lot No. 112, Fairview

Parcel ID #: 6836-54-9741

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 _____ day of June, 2021 by and between

GRANTOR

Investcar, LLC, a Texas Limited Liability Company

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

GRANTEE

Tesche and Associates, LLC, a North Carolina Limited Liability Company

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

Mailing Address : 11321 Tradition View Drive, Charlotte, NC 28269

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:

Special Warranty Deed
Page 1 of 3

Property 1:

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 . at Page ., Forsyth County Public Registry.

The above described property _ does ☒ 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 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 claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Subject to easements, restrictions and rights of way of record.

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.

Investcar, LLC, a Texas Limited Liability Company
By: [Signature] (SEAL)
Jacob Waycaster, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Domenica Usocovich-Dager, a public notary, certify that Jacob Waycaster personally came before me this day and acknowledged that he/she is Authorized Signatory of Investcar, LLC, a Limited Liability Company, and that he/she, as Authorized Signatory, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 10 day of June, 2021

[Signature]
Official Signature of Notary
Printed or typed name of Notary
My Commission Expires: _____

Domenica Usocovich-Dager
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 16, 2025