

2022003837 00052

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

\$128.00

PRESENTED & RECORDED

01/25/2022 10:50:02 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3671

PG: 2014 - 2015

Prepared by & Return To:
The Sperry Law Firm
15801 Brixham Hill Ave
Suite 225
Charlotte, NC

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$128.00

Brief ID: METES AND BOUNDS.

Parcel ID No. 6836-64-1849

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 24th day of January, 2022 by and between

GRANTOR

Robert J. Skotcher, Single

1116 Old Salem Road, Kernersville, NC 27284

GRANTEE

Investcar, LLC, a Texas Limited Liability Company

Property Address : 1101 23rd Street Northeast, Winston-Salem, NC 27105

Mailing Address : 5000 Riverside Drive, Building 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:

Property 1:

BEGINNING at the corner of Balsey (now 23rd Street) and Andrews Street, and running thence north along Andrews Street (now called Woodland Avenue) 100 feet to a stake; thence East 125 feet to the line of Lot 61; thence South 100 feet to the southwest corner of Lot 61; thence West along Balsey Street (now 23rd Street) 125 feet to the BEGINNING.

The purpose and intention of this Deed is to convey 100 x 125 feet of the land embraced in the deed from T. S. Davis and wife to J. Everett Lindsay dated November 14, 1913 and recorded in Book 129, Page 109, Office of the Register of Deeds of Forsyth County. See also Book of Deeds 142, page 47.

Parcel ID No. 6836-64-1849

Being all or a portion of that property described in that deed recorded in Book 2162 at Page 1541, 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 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.

 (SEAL)
Robert J. Skotcher

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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

Witness my hand and official seal this 24 day of January, 2022.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11/15/25

