

2022003838 00053

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

\$192.00
PRESENTED & RECORDED
01/25/2022 10:50:02 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3671
PG: 2016 - 2018

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Prepared by & Return To:
The Sperry Law Firm
~~15801 Brixham Hill Ave~~
Suite 225
Charlotte, NC
Parcel ID #: 6836-64-1849

Excise Tax: \$192.00

Brief ID: METES AND BOUNDS.

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

Investcar, LLC, a Texas Limited Liability Company

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

GRANTEE

A&M Home Renovation Inc, a North Carolina Corporation

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

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

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 #: 6836-64-1849

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 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 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.

(Remainder of Page Intentionally Left Blank)

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: *Brandon Chesley* (SEAL)
Brandon Chesley, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Ryan Hatley, a Notary Public, certify that Brandon Chesley 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 24 day of January, 2022

Ryan Hatley
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 8/10/24

