

2022007814 00036

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$54.00

PRESENTED & RECORDED
02/16/2022 09:08:03 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3676
PG: 1096 - 1097

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$54.00

Parcel Identifier No. 6837-88-8594.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Investcar, LLC, a Texas Limited Liability Company, 5000 Riverside Drive, Building 5, Suite 100W, Irving, TX 75039

This instrument was prepared by: Gray Newell Thomas, LLP, 1821 Cumberland Ave, Charlotte, NC 28203

Brief description for the Index: Lots 9 & 10, Plat of George W. Braddy Property

THIS DEED made this ____ day of _____, 20____, by and between

GRANTOR

GRANTEE

Rat Race Management Inc.
a North Carolina corporation
2300 S Stratford Rd
Winston Salem, NC 27103

Investcar, LLC, a Texas Limited Liability Company
5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lots 9 and 10 of the Plat of George W. Braddy Property as recorded in Plat Book 13 at Page 110 in the office of the Register of Deeds of Forsyth County, North Carolina.

Also being known as Tax Block 3020, Lots 9 and 10 and having a mailing address of 1324 Motor Road, Winston-Salem, NC 27105
PID: 6837-88-8594

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2446 page 2109.

All or a portion of the property herein conveyed _____ includes or _____ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 13 page 110.

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rat Race Management Inc. a North Carolina Corporation
(Entity Name)

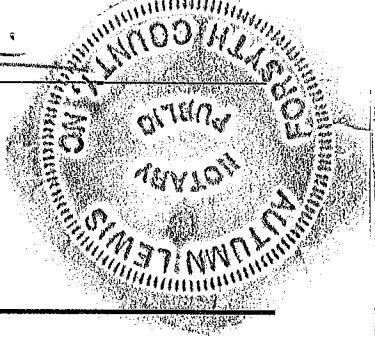
By: [Signature]
Name & Title: Ronald Bailey, Manager

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Ronald Bailey, personally appeared before me this day and acknowledged that he is the Manager of Rat Race Management Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of February, 2022

My Commission Expires: 11/4/24

[Signature]
Notary Public



The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County
By: _____ Deputy/Assistant - Register of Deeds