

2022007815 00037
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$83.00
PRESENTED & RECORDED
02/16/2022 09:08:03 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3676
PG: 1098 - 1099

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$83.00

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

Mail/Box to: John Southard Inc,

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
Investcar, LLC, a Texas Limited Liability Company 5000 Riverside Drive Building 5, Suite 100W Irving, TX 75039	John Southard Inc a North Carolina corporation 448 Lawndale Dr. Winston-Salem, NC 27104

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

submitted electronically by "Gray Newell Thomas LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

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 _____ page _____.

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.

Investcar, LLC, a North Carolina Limited Liability Company _____ (SEAL)
(Entity Name) Print/Type Name: _____

By: [Signature] _____ (SEAL)
Print/Type Name & Title: Jacob Waycaster, _____ Print/Type Name: _____

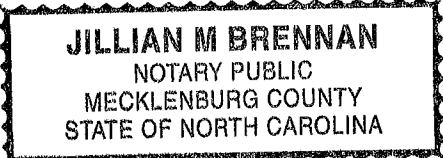
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County of Mecklenburg

I, the undersigned Notary Public of the County and State aforesaid, certify that Jacob Waycaster, personally appeared before me this day and acknowledged that he is the of Investcar, LLC, a North Carolina Limited Liability Company, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, X 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 15 day of Feb, 2022

My Commission Expires: March 27 2026 _____
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