

2022011346 00163

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
03/08/2022 03:32:07 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3680
PG: 2928 - 2929

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. 6834-74-9490.000 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: Lot 3, Block 14, Wachovia Development Co

THIS DEED made this 8 day of March, 2022, by and between

GRANTOR

David D Frye and wife, Tammy H. Frye
124 Will Taylor Lane
Winston-Salem, NC 27107

GRANTEE

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 KNOWN AND DESIGNATED as lot number 3, Block 14, as shown on the Map of Wachovia Development Co., as recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 706 Glencoe Street, Winston Salem, NC 27107
PID: 6834-74-9490.000

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1867 page 2021.

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

A map showing the above described property is recorded in Plat Book 8 page 81.

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.

David D. Frye (SEAL)
David D Frye

Tammy H. Frye (SEAL)
Tammy H. Frye

State of North Carolina - County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that David D Frye and Tammy H. Frye personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of March, 2022.

My Commission Expires: 4/10/24

J. M. Stewart
Notary Public

JAMES M. STEWART
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires 4/10/24

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.

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