

2022019332 00125

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00

PRESENTED & RECORDED
04/22/2022 12:28:00 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY
BK: RE 3690
PG: 1301 - 1303

**NORTH CAROLINA
GENERAL WARRANTY DEED**

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

Excise Tax: \$130.00

Brief ID: METES AND BOUNDS.

Parcel ID No. 6846-77-6836

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 20th day of April, 2022 by and between

GRANTOR

New Challenge Group Home, Inc, a North Carolina Corporation

2300 South Stratford Road, Winston-Salem, NC 27103

GRANTEE

Investcar, LLC, a Texas Limited Liability Company

Property Address : 3467 Parrish Road, 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:

General Warranty Deed
3467 Parrish Road, Winston-Salem, NC 27105
Page 1 of 3

Property 1:

BEGINNING at an iron Stake in the east margin of the Parrish Road, Rufus Burgiss southwest corner and runs thence with the line of said Rufus Burgiss South 88 degrees 30 minutes East 281.5 feet to an iron stake W.R. Parrish's new corner. Thence on a new line with said W.R. Parrish, the two following courses and distances South 1 degree 28 minutes West 95.0 feet to an iron stake; North 88 degrees 30 minutes 281.5 feet to an iron stake in the east margin of the Parrish Road. Thence with east margin of said Parrish Road North 1 degree 28 minutes East 95.0 feet to the point of BEGINNING.

This property is further known as Tax Block 3221, Lot 09B, and has a mailing address of 3467 Parrish Road, Winston-Salem, North Carolina 27105.

Parcel ID # No. 6846-77-6836

Being all or a portion of that property described in that deed recorded in Book 2540 at Page 3509, 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.

New Challenge Group Home, Inc, a North Carolina Corporation

By: [Signature] (SEAL)
Ronald Bailey Jr, President

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Ryan Hatley, a Notary, certify that Ronald Bailey Jr personally came before me this day and acknowledged that he/she is President of New Challenge Group Home, Inc, a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 20 day of April, 2022.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 8/10/24

