

**2022019333 00126**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$177.00**

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

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA M THOMPSON, DPTY  
**BK: RE 3690**  
**PG: 1304 - 1306**

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

**Excise Tax: \$177.00**

**Brief ID: METES AND BOUNDS.**

**Parcel ID #: 6846-77-6836**

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

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 20 day of April, 2022 by and between

**GRANTOR**

**Investcar, LLC, a Texas Limited Liability Company**

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

**GRANTEE**

**SIERRA83 PROPERTY GROUP, LLC, a North Carolina Limited Liability Company**

**Property Address : 3467 Parrish Road, Winston-Salem, NC 27105**

**Mailing Address : 207 Sharon Street, Gibsonville, NC 27249**

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:

Special Warranty Deed  
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 contemporaneously herewith in the 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.

**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.**

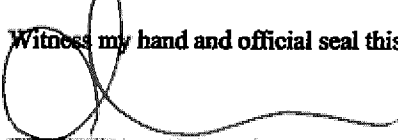
Investcar, LLC, a Texas Limited Liability Company

By:  (SEAL)  
Jacob Waycaster, Authorized Signatory

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I, Domenica Usocovich-Dager, a notary public, certify that Jacob Waycaster 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 20 day of April, 2022



Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: \_\_\_\_\_

**Domenica Usocovich-Dager  
NOTARY PUBLIC  
Mecklenburg County, NC  
My Commission Expires March 16, 2025**