

2022035145 00102

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$96.00

PRESENTED & RECORDED
07/27/2022 12:29:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3709
PG: 473 - 475

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$96.00

Brief ID: METES AND BOUNDS.

Parcel ID #: 6845-15-8967

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 26 day of July, 2022 by and between

GRANTOR

Investcar, LLC, a Texas Limited Liability Company

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

GRANTEE

Atlas Holdings, LLC, a North Carolina Limited Liability Company and Caviness Development, LLC, a North Carolina Limited Liability Company

Property Address : 2229 East 1st Street, Winston-Salem, NC 27101

Mailing Address : 6400 Armps Road West, Whitsett, NC 27377

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

Submitted electronically by "The Sperry Law Firm, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Property 1:

BEGINNING at an iron, said point of Beginning located on northern boundary of First Street, also being the southeastern corner of Lot 8, Slater Heights, No. 1, Plat recorded in Plat Book 7, Page 102, Forsyth County Registry, said Beginning point located North 51 degrees 59' 53" East 189.63 feet from the southeast corner of Lot 1, Slater Heights, Plat Book 7, Page 102; running thence from said point of Beginning, South 51 degrees 41' 33" West 50 feet along a northern boundary of Belews Street (commonly known as First Street); Thence running along a new line, north 31 degrees 14' 30" West 70.23 feet to an iron pin; thence North 15 degrees 50' 39" West 130. 61 feet to a point in the south boundary of Scales Avenue; thence along Scales Avenue, South 85 degrees 28' 51" East 22.00 feet to an existing iron pin; thence South 35 degrees 23' 12" East 78.42 feet to an iron pin; thence South 26 degrees 17' 10" East 99.30 feet to the point and place of Beginning, containing 0.188 acres in accordance with the boundary survey prepared for Jesse W. Stewart by Thomas A. Ricco and Associates, Registered Land Surveyor, dated June 17, 1988 and identified as drawing number 88-082. .

Parcel ID # No. 6845-15-8967

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.

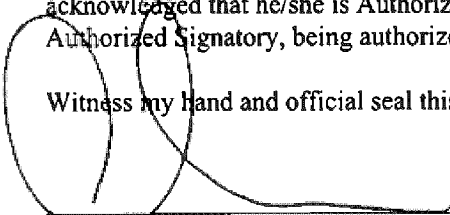
Investcar, LLC, a Texas Limited Liability Company

By:  (SEAL)
Jacob Waycaster, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, ^{Dager}~~Domenica Usocovich~~ a public notary, 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 26 day of JULY, 2022.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: _____

