

2022050576 00088

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00
PRESENTED & RECORDED
11/09/2022 02:31:33 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3727
PG: 2424 - 2426

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

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$140.00

Brief ID: Lot 6, Block 63, Plat of The Property of The Winston-Salem Land and Investment Co, DB 40, Page 395 & PB 4, Page 147, Forsyth County Registry

Parcel ID #: 6834-45-9652.00

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 8 day of November, 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 : 2444 Lomond Street, Winston-Salem, NC 27127

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

Special Warranty Deed
Page 1 of 3

Property 1:

BEGINNING at a point located in the western right of way line of Lomond Street, said point being located north 100 feet from the intersection of the western right of way line of Lomond Street with the northern right of way line of Brookline Street and running thence from the beginning point westwardly 150 feet to an alley; running thence north 50 feet to the southwest corner of Lot No. 8 as shown on the hereinbelow referenced plat; running thence east 150 feet to a point located in the western right of way line of Lomond Street; running thence south with the western right of way line of Lomond Street 50 feet to the point and place of the Beginning, and being known and designated as Lot No. 6, Block 63 as shown on the Plat Of The Property Of The Winston-Salem Land and Investment Co., as recorded in the Office of the Register of Deeds of Forsyth County, in Deed Book 40, Page 395, reference to which is hereby made for a more particular description. For further reference see Plat Book 4, Page 147, Forsyth County Registry.

Parcel ID # No. 6834-45-9652.00

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 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: [Signature] (SEAL)
Jacob Waycaster, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Russell Littlejohn, 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 8 day of November, 2022.

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

Russell Littlejohn

My Commission Expires: 12-12-2022

