

2023001722 00092

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$180.00

PRESENTED & RECORDED
01/18/2023 01:48:33 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3737
PG: 733 - 735

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

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$180.00

Brief ID: Middlefork Township No. 1 Nos. 12, 13 and 14, as shown on map of The Perry Property

Parcel ID No. 6847-59-9052.00

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 18 day of January, 2023 by and between

GRANTOR

**Ponjico LLC, a North Carolina Limited Liability Company
1220 Morning Star Lane, Winston-Salem, NC 27107**

GRANTEE

**Investcar, LLC, a Texas Limited Liability Company
Property Address : 4718 Perry Street, 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:

Property 1:

LYING AND BEING in Middlefork Township No. 1 Nos. 12, 13 and 14 (also known as Lots Nos. 12-A and 12-B; 13-A and 13-B; 14-A and 14-B), as shown on the map of The Perry Property, as recorded in Plat Book 4, Page 143, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Parcel ID # No. 6847-59-9052.00

Being all or a portion of that property described in that deed recorded in Book 2935 at Page 4012, 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 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.

Ponjico LLC, a North Carolina Limited Liability Company

By: Jano Ponjican (SEAL)
Jano Ponjican, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Jacob W. Wood, a Notary Public, certify that Jano Ponjican personally came before me this day and acknowledged that he/she is Managing Member of Ponjico LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 18 day of January, 2023.

Jacob W. Wood
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 06/07/2026

