

2023007158 00030

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED

03/07/2023 11:00:50 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3743

PG: 1551 - 1553

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

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$420.00

Brief ID: METES AND BOUNDS.

Parcel ID #: 6980-45-9438.000

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 2 day of March, 2023 by and between

GRANTOR

Investcar, LLC, a Texas Limited Liability Company

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

GRANTEE

TRA Investments, LLC, a North Carolina Limited Liability Company

Property Address : 8256 Nautical Point Drive, Belews Creek, NC 27009

Mailing Address : 8317 Dorwood Drive, Browns Summit, NC 27214

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:

Being a 5.542 acre, more or less, tract or parcel of real property lying and being in Belews Creek Township, Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at a railroad spike in the center of a sixty (60) foot road in Eddie Tron Inc.'s east line of its 4.05 acre tract (Tax Lot 148, Block 5237); said Beginning Point also being South 06° 22' West 210.0 Feet from a railroad spike in the center of said sixty (60) foot road, the northeast corner of the Eddie Tron Inc. 4.05 acre tract (Tax Lot 148, Block 5237); thence from said Beginning Point along the center of said sixty (60) foot road and being Eddie Tron Inc.'s east line, South 0° 42' East 200.00 feet to a railroad spike, Eddie Tron Inc.'s southeast corner; thence continuing with said road, South 0° 36' 52" West 166.65 feet to a railroad spike at which point said road becomes a thirty (30) foot road; thence with the center of said thirty (30) foot road, South 32° 21' 31" West 345.81 feet to an iron stake; thence North 77° 20' 01" East 186.23 feet to an iron stake; thence South 73° 48' 56" East 281.41 feet to an iron stake, being the southeast corner of the herein described tract; thence the following two courses and distances: (1) North 12° 20' 37" East 30.00 feet to a point; and (2) North 12° 19' 18" East 634.10 feet to an iron stake, thence North 83° 22' 31" West 412.00 feet to a railroad spike, the point of BEGINNING. Containing 5.542 acres, more or less, according to a map entitled "Map for Sherry Lee Mullins and Bradley Daniel Hess" dated November 3, 1994, drawn by Larry L. Callahan, RLS.

NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY: A Non-Exclusive Easement and Right of way thirty (30) feet in width is hereby conveyed to the Grantee, their heirs and assigns, for the purpose of ingress, egress and regress, which is more particularly described as follows: BEGINNING at an iron stake, said iron stake being the southeast corner of the above-described 5.542 acre, more or less, tract, thence from said Beginning Point and with the east line of the above-described tract, North 12° 20' 37" East 30.0 feet to an iron stake; thence on a new line South 83° 30' 10" East 125.92 feet to an iron stake in the west margin of a sixty (60) foot road; thence with the west margin of said sixty (60) foot road South 0° 55' 20" East 30.0 feet to an iron stake; thence North 83° 32' 40" West 132.85 feet to an iron stake, the Point of BEGINNING.

The above-described property is subject to restrictions recorded in Book 1350, Page 1214, Forsyth County Registry.

SAVE AND EXCEPT: An easement 30 feet in width is herein reserved to the Grantors, their successors and assigns for ingress, regress and egress, along the south boundary of the above-described 5.542 acre, more or less, tract.

Parcel ID # No. 6980-45-9438.000

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.

(Remainder of Page Intentionally Left Blank)

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, 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 2 day of March, 2023.



Official Signature of Notary
Printed or typed name of Notary

Russell Littlejohn

My Commission Expires: 12-12-2027

