

2023010145 00194

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 03/30/2023 04:15:44 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3746
 PG: 3962 - 3963

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

PARCEL IDENTIFIER NO. 6818-00-7942

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Lion Title Insurance*)

RETURN TO: Grantee

BRIEF DESCRIPTION FOR THE INDEX: Lot No. 91, 92 and 93, Map of Bethania Heights

THIS DEED made this 21st day of March, 2023, by and between

GRANTOR	GRANTEE
<p>Phyllis W. Alexander, a/k/a Phyllis A. Alexander, an unmarried woman</p> <p>Mailing Address 1224 High Bridge Road Pinnacle, NC 27043</p>	<p>Investcar LLC, a Texas Limited Liability Company</p> <p>Property Address: 3620 Maverick Street Winston Salem, NC 27106</p> <p>Mailing Address 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN and designated as Lot No. 91, 92 and 93, as shown on the Map of Bethania Heights, as recorded in Plat Book 9, Page 107-108 in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 3620 Maverick Street, Winston Salem, NC 27106
Parcel ID: 6818-00-7942

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 993 at Page 604.

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.

submitted electronically by "Pinyan Law Office, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Phyllis W. Alexander, A/k/a Phyllis A. Alexander

By Her Agent Reba Alexander

Phyllis W. Alexander, a/k/a Phyllis A. Alexander, by her Agent Reba Alexander

STATE OF NORTH CAROLINA
COUNTY OF Stokes

I, Christie J. Devine, a Notary Public for said County and said State, do hereby certify that **Reba Alexander**, Agent for **Phyllis W. Alexander, a/k/a Phyllis A. Alexander**, personally appeared before me this day, and being by me duly sworn, says the he/she executed the foregoing and annexed instrument for and on behalf of the said **Phyllis W. Alexander, a/k/a Phyllis A. Alexander**, and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Guilford County Public Registry on 05/23/2022 in Book RE 3696 at Page 3701 and that this instrument was executed under and by virtue of the authority of the authority given by said instrument granting him power of attorney.

I do further certify that the said **Reba Alexander**, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said **Phyllis W. Alexander, a/k/a Phyllis A. Alexander**.

Witness my hand and Notarial stamp or seal this 21st day of March, 2023.

Notary Signature: *Christie Devine*

Notary's Printed Name: Christie J. Devine

My Commission Expires: 4/19/2027

[Notarial Seal]

CHRISTIE J. DEVINE
Notary Public - North Carolina
Randolph County 2027
My Commission Expires April 19 _____