

2023010146 00195

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$311.00

PRESENTED & RECORDED
 03/30/2023 04:15:44 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3746
PG: 3964 - 3966

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$311.00
Parcel ID:	6818-00-7942
Mail/Box to:	Grantee
Prepared by:	24 Hour Closing, 1320 Matthews-Mint Hill Road, Matthews, NC 28105
Brief description for the index:	Lot No. 91, 92 and 93, Map of Bethania Heights

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 17th day of March, 20 23, by and between:

GRANTOR	GRANTEE
Investcar LLC, a Texas Limited Liability Company 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039	Silent G Properties LLC Mailing Address: 1481 Bethan Drive Summerfield, NC 27358 Property Address: 3620 Maverick Street Winston Salem, NC 27106

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, **Forsyth** County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Name:

Name:

Name:

Name:

Investcar LLC

Entity Name

By: 

Name: **Jacob Waycaster**

Title: **Authorized Signatory**

By: _____

Name: _____

Title: _____

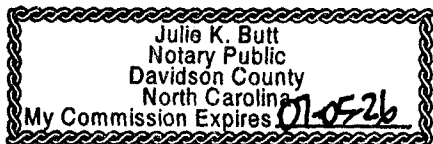
STATE OF NORTH CAROLINA

COUNTY OF DAVIDSON

I, Julie K. Butt, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 17th day of March, 20 23 each acknowledging to me that he signed the foregoing document, in the capacity represented and identified therein (if any):

Jacob Waycaster as Authorized Signatory of Investcar LLC

Affix Notary Seal/Stamp




Notary Public (Official Signature)

My commission expires: July 5, 2026

EXHIBIT "A" - LEGAL DESCRIPTION

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