

**2023016051 00194**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$460.00

PRESENTED & RECORDED  
05/15/2023 04:55:55 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST  
BK: RE 3754  
PG: 208 - 210

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

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

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**Excise Tax: \$460.00**

**Brief ID: Metes and Bounds**

**Parcel ID No. 6825-55-8131.000**

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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.

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THIS DEED made this 15 day of May, 2023 by and between

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**GRANTOR**

**Legacy Capital Investment Group Inc., a Delaware Corporation**

**651 North Broad Street, Suite 201, Middletown, DE 19709**

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**GRANTEE**

**Investear, L.L.C, a Texas Limited Liability Company**

**Property Address : 1523 West 1st Street, Winston-Salem, NC 27104**

**Mailing Address : 5000 Riverside Drive, Building 5, Ste 100W, Irving, TX 75039**

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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:

**General Warranty Deed  
1523 West 1st Street, Winston-Salem, NC 27104  
Page 1 of 3**

submitted electronically by "The Sperry Law Firm, PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**Property 1:**

**BEGINNING** at a stake on the North side of First Street, formerly Shallowford Road, at the Southwest corner of Lot No. 14; running thence North 1° 45' East 105 feet to a stake; thence North 12° 30" West 127.6 feet to an iron stake in a 15 foot alley; thence South 53° 45' West 43 feet to a stake, the Northeast corner of Lot No. 16; thence Southwardly along the East line of Lot No. 16, 179.2 feet to a stake in First Street, the Southeast corner of Lot No. 16; thence Southwardly 87 feet to a stake, the Point and Place of **BEGINNING**. Being all of Lot No. 15 and a strip off the West side of Lot 14, Block 4, as shown on the map of West Highlands, Section I, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 2, Page 46A, Block Book 3, page 13.

**Parcel ID # No. 6825-55-8131.000**

**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 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.

Legacy Capital Investment Group Inc., a Delaware Corporation

By: [Signature] (SEAL)  
Chase Taylor, Secretary/Authorized Signer

STATE OF NORTH CAROLINA  
COUNTY OF **Guildford**

I, Lane Nickles, a Public Notary, certify that Chase Taylor, Secretary/Authorized Signer of Legacy Capital Investment Group Inc. personally came before me this day and acknowledged that he/she is Secretary/Authorized Signer of Legacy Capital Investment Group Inc., a Corporation, and that he/she, as Secretary/Authorized Signer, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 15 day of May, 2023.

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

My Commission Expires: 06-28-26

