

2023016052 00195

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$492.00

PRESENTED & RECORDED
05/15/2023 04:55:55 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3754
PG: 211 - 213

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

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$492.00

Brief ID: METES AND BOUNDS.

Parcel ID #: 6825-55-8131.000

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 12 day of May, 2023 by and between

GRANTOR

Investcar, LLC, a Texas Limited Liability Company

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

GRANTEE

Family First Enterprises, LLC, a North Carolina Limited Liability Company

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

Mailing Address : 7504 Bentrige Forest Drive, Kernersville, NC 27284

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:

Special Warranty Deed
Page 1 of 3

Property I:

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 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: [Signature] (SEAL)
Jacob Waycaster, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I Cesar A. Escobar III 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 12th day of May, 2023

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

My Commission Expires: 11-13-2027

