

2023022378 00217FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED

06/30/2023 04:39:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3761

PG: 3745 - 3747

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

Parcel No.: 6826-73-6528.000

Mail To: S.L. Cox Law, PC, 201 Bellaris Street, Garner, NC 27529

This instrument was prepared by: S.L. Cox Law, PC (Insured with Keystone Title)

Brief description for the Index: Parcel ID(s): 6826-73-6528.000

THIS DEED made this **30th day of June, 2023**, by and between:**GRANTOR**Elevated Investment Group, LLC
200 E Cama St, Apt 379
Charlotte, NC 28217Property is is not primary residence of the grantor.**GRANTEE**Investcar (a Texas Limited Liability Company)
111 West Lewis St Ste 202
Greensboro, NC 27406**Property Conveyed:**
918 Roosevelt Street, Winston Salem, NC 27105

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 situated in, City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT AThe property hereinabove described was acquired by Grantor, see **Book 3761 Page 3632**A Map showing the Property hereinabove described is recorded in **Book 8, Page 9**.

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, other than the following exceptions:

General easements of record.**Restrictive covenants of record.**submitted electronically by "SL Cox Law PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Ad valorem taxes now due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Elevated Investment Group, LLC
BY: *Dillon Mabe*
Dillon Mabe

STATE OF NC

COUNTY OF Gaston

I, Starr Clinton, a Notary Public, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 29 day of June, 2023.

Starr Clinton

Printed Name: Starr Clinton

My Commission Expires: 12-16-25



EXHIBIT A

BEGINNING AT AN IRON STAKE IN THE SOUTH SIDE OF ROOSEVELT AVENUE AT THE CORNER OF LOT NO. 19, THENCE WESTWARDLY ALONG ROOSEVELT AVENUE, 50 FEET TO AN IRON STAKE; THENCE SOUTHWARDLY 145 FEET TO AN IRON STAKE; THENCE EASTWARDLY 50 FEET TO AN IRON STAKE; THENCE NORTHWARDLY 145 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AT LOT NO. 18 AS SHOWN ON THE PLAT OF BOSTON HEIGHTS PROPERTY AS RECORDED IN THE REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA IN PLAT BOOK 8, PAGE 9.