

2023022412 00022

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED
 07/03/2023 08:29:21 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3761
PG: 3903 - 3905

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$90.00
Parcel ID:	6826-73-6528
Mail/Box to:	Grantee
Prepared by:	24 Hour Closing, 1320 Matthews-Mint Hill Road, Matthews, NC 28105
Brief description for the index:	LOT NO. 18, BOSTON HEIGHTS PROPERTY

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 27th day of June, 2023, by and between:

GRANTOR	GRANTEE
Investcar LLC, a Texas Limited Liability Company 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039	AKORP LLC Mailing Address: 931 S. Main Street, SUite B112 Kernersville, NC 27284 Property Address: 918 Roosevelt Street Winston-Salem, NC 27105

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 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: _____

Investcar LLC
Entity Name

Name: _____

By: *Jacob Waycaster*
Name: **Jacob Waycaster**
Title: **Authorized Signatory**

Name: _____

By: _____

Name: _____

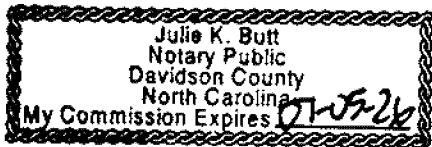
Name: _____
Title: _____

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 27th day of June, 2023 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



JKB
Notary Public (Official Signature)
My commission expires: July 5, 2026

EXHIBIT "A" - LEGAL DESCRIPTION

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.

Property Address: 918 Roosevelt Street, Winston Salem, NC 27105

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