

**2023023303 00110**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$140.00PRESENTED & RECORDED  
07/11/2023 02:40:43 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3762

PG: 3800 - 3802

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$140.00

Parcel No.: 6837-13-1620.000

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): 6837-13-1620.000

THIS DEED made this **7th day of July, 2023**, by and between:

GRANTOR	GRANTEE
<b>Elevated Investment Group, LLC</b> 200 E Cama St, Apt 379 Charlotte, NC 28217	<b>Investcar (a Texas Limited Liability Company)</b> 5000 Riverside Dr, Bld 5, Ste 100w Irving, TX 75039
Property is <input type="checkbox"/> is not <input checked="" type="checkbox"/> primary residence of the grantor.	<b>Property Conveyed:</b> 219 Parkwood Avenue, 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 A**

The property hereinabove described was acquired by Grantor, see Book 3762, Page 3264 and Book 3762, Page 3704

A Map showing the Property hereinabove described is recorded in **Book 4, Page 126**.

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.**

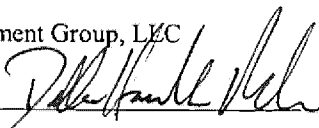
submitted electronically by "SL Cox Law PC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**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

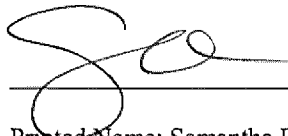


STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Samantha L Cox, 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 6<sup>th</sup> day of July, 2023.



Printed Name: Samantha L Cox

My Commission Expires: February 23, 2027

SAMANTHA L COX  
Notary Public  
North Carolina  
Wake County

**EXHIBIT A**

**BEING KNOWN AND DESIGNATED** As of Lot No. 85, as shown on the map of Forest Hills as recorded in Plat Nook 4, Page 126, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.