

2023023316 00123

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$162.00

PRESENTED & RECORDED
 07/11/2023 03:30:15 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3762
PG: 3857 - 3859

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$162.00
Parcel ID:	6837-13-1620
Mail/Box to:	Grantee
Prepared by:	24 Hour Closing, 1320 Matthews-Mint Hill Road, Matthews, NC 28105
Brief description for the index:	Lot No. 85, Forest Hills

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	M.A. Godfrey Investments of the Carolinas, L.L.C. Mailing Address: 641 Akron Drive Winston Salem, NC 27105 Property Address: 219 Parkwood Avenue Winston Salem, NC

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 was acquired by Grantor by instrument recorded in Book 2549 Page 2273.

All or a portion of the Property includes or 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:

1 of 3

NC Bar Association Real Property Section Form No. 6 © Revised 02/2021
 Printed by Agreement with the NC Bar Association

Submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Name: _____

Investear LLC
Entity Name

Name: _____

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

Name: _____

By: _____

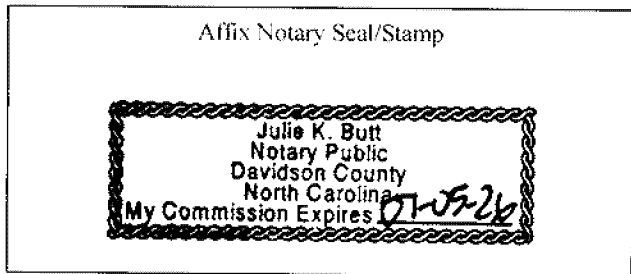
Name: _____

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 Investear LLC



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

EXHIBIT "A" - LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED As Lot No. 85, as shown on the map of Forest Hills as recorded in Plat Book 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.

Property Address: 219 Parkwood Avenue, Winston Salem, NC 27105
Parcel ID: 6837-13-1620