

**2023023366 00012**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$120.00**PRESENTED & RECORDED  
07/12/2023 08:18:09 AMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3762****PG: 4153 - 4155****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$120.00

PARCEL IDENTIFIER NO. 6844-27-9780

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Tryon Title Agency, LLC*)

RETURN TO: Grantee

BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 10th day of July, 2023, by and between

GRANTOR	GRANTEE
<b>Solv Real Estate LLC</b>	<b>Investcar LLC, a Texas Limited Liability Company</b>
Mailing Address 1910 Abbott Street Sute 204 Charlotte, NC 28203	Property Address: 1736 Pleasant Street Winston Salem, NC 27107
	Mailing Address 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT "A" - LEGAL DESCRIPTION**

All or a portion of the property herein conveyed does not include the primary residence of a 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 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 lawful claims of all persons whomsoever, other than the following exceptions:

**All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.**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 hereunto set their hand and seal the day and year first above written.

Solv Real Estate LLC

BY: *Peter Russell*  
Peter Russell  
Member

STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

I certify that **Peter Russell, Member of Solv Real Estate LLC**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

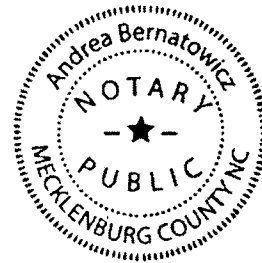
Witness my hand and Notarial stamp or seal this 10<sup>th</sup> day of July, 2023.

Notary Signature: *Andrea Bernatowicz*

Notary's Printed Name: Andrea Bernatowicz

My Commission Expires: 10-20-24

[Notarial Seal]



## **EXHIBIT "A" - LEGAL DESCRIPTION**

Beginning at an iron stake in the west line of Pleasant Street said iron stake being the southeast corner of lot no. 184 running thence southwardly with the east line of Pleasant Street, 50 feet to an iron stake, the northeast corner of lot 181, thence westwardly with the north line of lots 181 and 202, 107.3 feet to an iron stake in the east line of lot 203; thence northwardly with the east line of lot 203; thence northwardly with the east line of lot 203, 24 feet to an iron stake, the northeast corner of lot 203, thence westwardly with the north line of lot 203, 24 feet to an iron stake in the east line of lot 204; thence northwardly with the east line of lot 204, 24 feet to an iron stake the southwest corner of lot 184; thence eastwardly with the south line of lot 184, 115.7 feet to an iron stake; the point of the beginning.

Being known and designated as lot 182 & 183 on the map of Longview Development #2 recorded in Plat Book 1 Page 39A Office of Register of Deeds, Forsyth County, N. C.

Also known as lots 182 & 183, Block 1772, Forsyth County Map. Also as shown on a map on file in the Office of Commissioner of Public Works, Winston-Salem, N. C.

Property Address: 1736 Pleasant Street, Winston Salem, NC 27107  
Parcel ID: 6844-27-9780