

2023023367 00013FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED

07/12/2023 08:18:09 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3762**PG: 4156 - 4158****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax:	\$150.00
Parcel ID:	6844-27-9780
Mail/Box to:	Grantee
Prepared by:	24 Hour Closing, 1320 Matthews-Mint Hill Road, Matthews, NC 28105
Brief description for the index:	Metes and Bounds

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	Nice Guys Appliances LLC and Kay Capital Homes LLC Mailing Address: 1B Lowden Street, Apt. 1 Elizabeth, NJ 07028 Property Address: 1736 Pleasant Street Winston Salem, NC 27107

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 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

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: _____

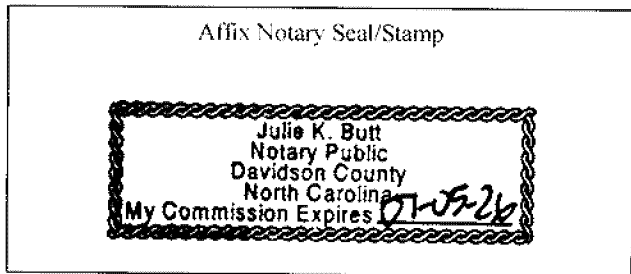
Name: _____

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



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

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