

2023028333 00100

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
08/18/2023 12:25:13 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3768
PG: 4090 - 4092

Prepared by & Return To:
The Sperry Law Firm
15801 Brixham Hill Ave
Suite 225
Charlotte, NC

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$200.00

Brief ID: Lot 6 as shown on the map of Forest Hills

Parcel ID No. 6837-02-7796.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm, P.C..

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

THIS DEED made this 17th day of August, 2023 by and between

GRANTOR

Swyft Properties LLC, a North Carolina Limited Liability Company

5540 Centerview Drive, ste 200, Raleigh, NC 27606

GRANTEE

Investcar, LLC, a Texas Limited Liability Company

Property Address : 3905 Indiana Avenue, Winston-Salem, NC 27105

Mailing Address : 4800 Express Dr #19769, Charlotte, NC 28208

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 located in Forsyth County, North Carolina and more particularly described as follows:

General Warranty Deed
3905 Indiana Avenue, Winston-Salem, NC 27105
Page 1 of 3

Property 1:

BEING KNOWN AND DESIGNATED as Lot 6 as shown on the map of Forest Hills, Section 1, as recorded in Plat Book 4, Page 126, Forsyth County Registry. Also being known and designated as block 1907 lot 6, Forsyth County Tax maps.

Parcel ID # No. 6837-02-7796.000

Being all or a portion of that property described in that deed recorded in Book 3678 at Page 1438 , Forsyth County Public Registry.

The above described property does **X** does not include the primary residence of the 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 the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

This conveyance made subject to all easements and other matters shown on the recorded plat hereinabove referred to and restrictive covenants and easements appearing of record in the Forsyth County Registry, and all amendments thereto which may appear of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Swyft Properties LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Carlos Daniel Rodriguez, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF ~~MECKLENBURG~~ Wake

I, Alexis Gamester, a notary Public, certify that Carlos Daniel Rodriguez, Managing Member of Swyft Properties LLC personally came before me this day and acknowledged that he/she is Managing Member of Swyft Properties LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 17th day of August, 2023.

[Signature]

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 7/09/2024

ALEXIS GAMESTER
Notary Public, North Carolina
Wake County
My Commission Expires
July 09, 2024