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FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX **\$214.00**

PRESENTED & RECORDED 08/18/2023 12:25:13 PM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA BOOE, DPTY

BK: RE 3768 PG: 4093 - 4095

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

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$214.00

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

Parcel ID #: 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 ______ day of August, 2023 by and between

GRANTOR

Investcar, LLC, a Texas Limited Liability Company

5000 Riverside Drive, Building 5, Ste 100W, Irving, TX 75039

GRANTEE

Brian Scott West, a married person

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

Mailing Address: 47 Crabtree Lane, Levittown, NY 11756

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:

Special Warranty Deed Page 1 of 3

Submitted electronically by "The Sperry Law Firm, PC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 contemporaneously herewith in the Forsyth County Public Registry.

The above described property does \underline{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 has done nothing to impair such title as Grantor received, and grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Subject to easements, restrictions and rights of way of record.

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.

(Remainder of Page Intentionally Left Blank)

Special Warranty Deed Page 2 of 3

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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.

Investear, LLC, a Texas Limited Liability Company

(SEAL)

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I. Lear A. Eschar III., a Notury Public , certify that Jeremiah Fennell, Authorized Signatory of Investear, LLC personally came before me this day and acknowledged that he/she is Authorized Signatory of Investear, LLC, a Limited Liability Company, and that he/she, as Authorized Signatory, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this day of Avgust , 20 23.

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 11-13-2027

My Comm. Exp. 11-13-2027

My Comm. Exp. 11-13-2027

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