

2024000011 00011

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED
01/02/2024 08:13:16 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3787

PG: 3230 - 3232

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

PARCEL IDENTIFIER NO. 6836-32-8539

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 28 day of December, 2023, by and between

Title Company: *Tar Heel State Title, LLC*

GRANTOR	GRANTEE
<p>Johmie Tyrone Checks and wife, Yvonne Denise Checks</p> <p>Mailing Address 6010 Summer Trace Lane Winston Salem, NC 27105</p>	<p>Investcar LLC, a Texas Limited Liability Company</p> <p>Property Address: 421 E. 15th Street Winston Salem, NC 27105</p> <p>Mailing Address 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039</p>

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 () includes or () does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3733 at Page 3086.

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:

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.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Johnnie Tyrone Cheeks

 Johnnie Tyrone Cheeks

Yvonne Denise Cheeks

 Yvonne Denise Cheeks

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I certify that **Johnnie Tyrone Cheeks and wife, Yvonne Denise Cheeks**, 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 28 day of December, 2023.

Notary Signature: *[Handwritten Signature]*

[Notarial Seal]

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: October 7, 2027

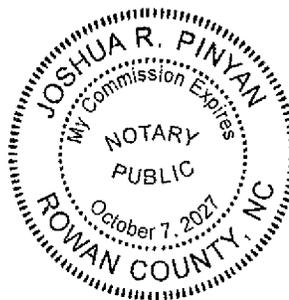


EXHIBIT "A" - LEGAL DESCRIPTION

Property having Lot No. LO113, with Section No. BL0231, and having the following description:
Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and beginning at a point in the North line of Fifteenth street (formerly Graham Street), said point being 105 feet West of the Northwest intersection of Fifteenth Street and White Street, running thence with the North line of Fifteenth Street North 87 degrees 30' West 57.2 feet to a point; thence parallel with the west line of White street, now Ivey Street, North 2 degrees 30' East 140 feet to a point in the South line of the 10-foot alley; thence with the South line of said alley South 87 degrees 30' East 57.2 feet to a point; thence South 2 degrees 30' West 140 feet to the point of beginning, being a part of Lots Nos. 18 and 19, Block 8 as shown on map of Bramlett Place, same being recorded in Plat Book 8, page 5 Office of the Register of Deeds, Forsyth County, North Carolina.

Property Address: 421 E. 15th Street, Winston Salem, NC 27105
Parcel ID: 6836-32-8539

**BEING THE SAME PROPERTY CONVEYED IN DEED BOOK RE 3733 AT PAGE 3086 IN THE AFORESAID
REGISTRY WHICH ERRONEOUSLY OMITTED THE LAST 2 CALLS. FOR FURTHER REFERENCE SEE
DEED RE 1666 AT PAGE 3741 AND RECORDED PLAT.**