

2024000012 00012

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$304.00

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

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3787
PG: 3233 - 3235

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$304.00
Parcel ID:	6836-32-8539
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 28th day of December, 20 23, by and between:

GRANTOR	GRANTEE
Investcar LLC, a Texas Limited Liability Company 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039	AQUARELLE LLC and All Stars Solution LLC Mailing Address: 2903 Queenstown Circle, Apt. 1G Greensboro, NC 27407 Property Address: 421 E. 15th Street Winston-Salem, NC 27105

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:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Name:

Name:

Name:

Name:

Investcar LLC, a Texas Limited Liability Company

Entity Name

By: 

Name: Jeremiah Fennell

Title: Authorized Signatory

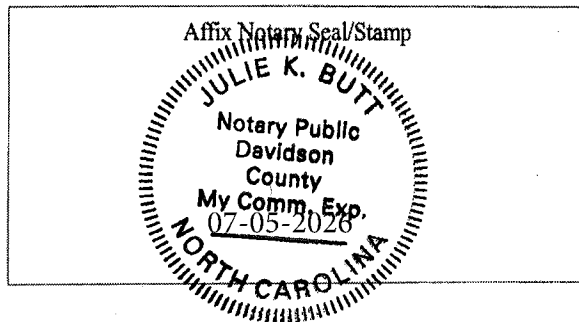
By: _____


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 28th day of December, 20 23 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Jeremiah Fennell as Authorized Signatory of Investcar LLC, a Texas Limited Liability Company




Notary Public (Official Signature)

My commission expires: July 5, 2026

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.