

2024006557 00060

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$240.00
PRESENTED & RECORDED
03/04/2024 01:17:13 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3795
PG: 2219 - 2221

Prepared by & Return To:
Sperry & Hatley, P.C.
15801 Brixham Hill Avenue
Suite 225
Charlotte, NC 28277

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$240.00

Brief ID: METES AND BOUNDS

Parcel ID No. 6835-76-4943.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, Sperry & Hatley, 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 27th day of February, 2024 by and between

GRANTOR

Charles E. Gray, a Free Trader

3840 Carver School Road, Winston-Salem, NC 27105

GRANTEE

Investcar, LLC, a Texas Limited Liability Company

Property Address : 222 North Dunleith Avenue, Winston-Salem, NC 27101

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

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:

Property 1:

Fronting 50 feet on the west side of N. Dunleith Avenue, south of E 3rd Street, and extending back westwardly between parallel lines 125 feet and being the southern portions of Lot Nos. 9 and 10 and the east half of Lot No. 8 in Block "C" on the Plat of "CLAREMONT" property, recorded in the Office of the Register of Deeds of Forsyth County, N.C. The herein conveyed lot is shown on the Forsyth County Tax Maps as Lot 211 in Block 532.

Parcel ID # No. 6835-76-4943.000

Being all or a portion of that property described in that deed recorded in Book 3447 at Page 1395, Forsyth County Public Registry.

The above described property X does 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.

Charles E. Gray (SEAL)
Charles E. Gray

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Davonne Myers, Notary Public, do hereby certify that Charles E. Gray personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 27th day of Forsyth, 2024.

Davonne Myers
Official Signature of Notary
Printed or typed name of Notary
Davonne Myers
My Commission Expires:
04/10/2027

