

2024006558 00061

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$311.00

PRESENTED & RECORDED
03/04/2024 01:17:13 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3795
PG: 2222 - 2224

Prepared by & Return To:
Sperry & Hatley, P.C.
5801 Brixham Hill Avenue
Suite 225
Charlotte, NC 28277

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$311.00

Brief ID: METES AND BOUNDS

Parcel ID #: 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 29 day of February, 2024 by and between

GRANTOR

Investcar, LLC, a Texas Limited Liability Company

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

GRANTEE

Richard Ethan Haigler, a married man as his sole and separate property

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

Mailing Address : 121 Lockerbie Lane, Mooresville, NC 28115

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

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 contemporaneously herewith in the 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 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)

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.


Investcar, LLC, a Texas Limited Liability Company

By:  (SEAL)
Jeremiah Fennell, Authorized Signatory

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Jacob W. Wood, a Notary Public, certify that Jeremiah Fennell, Authorized Signatory of Investcar, LLC personally came before me this day and acknowledged that he/she is Authorized Signatory of Investcar, 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 29 day of March ~~February~~, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 06/07/2026

