

2024008742 00080

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$180.00

PRESENTED & RECORDED

03/21/2024 11:45:28 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3798**PG: 295 - 297****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$180.00

PARCEL IDENTIFIER NO. 6834-96-0235

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 20th day of March, 2024, by and betweenTitle Company: *Tryon Title Agency, LLC*

GRANTOR	GRANTEE
Shahid Chaudhary and wife, Noreen Janjua	Investcar LLC, a Texas Limited Liability Company
Mailing Address 4032 Max Drive Winston Salem, NC 27106	Property Address: 2202 Thomasville Road Winston Salem, NC 27107
	Mailing Address 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039

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 does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **2795** at Page **2353**.

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.

Shahid Chaudhary
Shahid Chaudhary

Noreen Janjua
Noreen Janjua

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I certify that **Shahid Chaudhary and wife, Noreen Janjua**, 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 20th day of March, 2024.

Notary Signature: _____

Notary's Printed Name: _____

My Commission Expires: _____

[Notarial Seal]

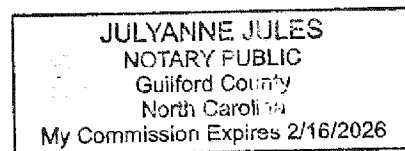


EXHIBIT "A" - LEGAL DESCRIPTION

BEGINNIG at a spike in the southwestern right of way line of Thomasville Road where it intersects with Urban Street; and proceeding thence along the southwestern right of way of Thomasville Road, South 48° 58' East 124.84 feet to an iron stake; thence running South 36° 39' West 63.95 feet to an iron stake; thence running North 81° 48' West 61.35 feet to an iron stake in the eastern right of way line of Urban Street; and thence running North 06° 42' East 141.41 feet along the eastern right of way line of Urban Street, to the point an place of BEGINNING, as surveyed on September 10, 1980, by J.E. Franklin, R.L.S.

Property Address: 2202 Thomasville Road, Winston-Salem, NC 27107

Parcel ID: 6834-96-0235