

**2024008743 00081**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$194.00**

PRESENTED & RECORDED  
 03/21/2024 11:45:28 AM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3798**  
**PG: 298 - 300**

## NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$194.00
Parcel ID:	6834-96-0235
Mail/Box to:	24 Hour Closing, 1320 Matthews-Mint Hill Road, Matthews, NC 28105
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 20th day of March, 20 24, by and between:

GRANTOR	GRANTEE
Investcar LLC, a Texas Limited Liability Company 5000 Riverside Drive Building 5, Suite 100 W Irving, TX 75039	Sergio Perez Guzman, a married man Mailing Address: 2240 E. 22nd Street Winston Salem, NC 27105 Property Address: 2202 Thomasville Road Winston Salem, NC 27107

*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:

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: \_\_\_\_\_

Investcar LLC, a Texas Limited Liability Company

Entity Name

Name: \_\_\_\_\_

By: 

Name: Jeremiah Fannell

Title: Authorized Signatory

Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF MECKLENBURG

I, Julie K. Butt, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 20 day of March, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

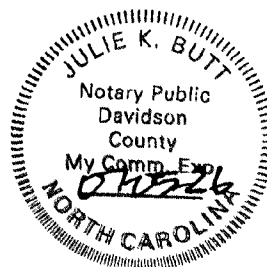
~~Jacob Waycaster as Authorized Signatory of Investcar LLC, a Texas Limited Liability Company~~

Jeremiah Fannell As

Affix Notary Seal/Stamp

  
Notary Public (Official Signature)

My commission expires: 070526



## **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