

2023004083 00022

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$38.00

PRESENTED & RECORDED
02/08/2023 09:56:09 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3739
PG: 3278 - 3280

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Prepared by & Return To:
The Sperry Law Firm
15801 Brixham Hill Ave
Suite 225
Charlotte, NC

Excise Tax: \$38.00

Brief ID: Lot 63 & 64, Section 2 of Ferrell Heights

Parcel ID No. 6848-11-9761.000

Mail after recording to: the grantee

This instrument was prepared by: Ryan David Hatley, NC Attorney, The Sperry Law Firm, 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 3 day of February, 2023 by and between

GRANTOR

A&C Carter LLC, a Virginia Limited Liability Company

1852 Banking Street, #29565, Greensboro, NC 27408

GRANTEE

Investcar, LLC, a Texas Limited Liability Company

Property Address : 1637 Sanford Drive, Winston-Salem, NC 27105

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:

General Warranty Deed
1637 Sanford Drive, Winston-Salem, NC 27105
Page 1 of 3

Property 1:

Being known and designated as Lots Nos. 63 and 64 as shown on the Map of FERRELL HEIGHTS, Section Two, as recorded in Plat Book 16, Page 158, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # No. 6848-11-9761.000

Being all or a portion of that property described in that deed recorded in Book 3737 at Page 3049, 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 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.

A&C Carter LLC, a Virginia Limited Liability Company

By: Carla R. Carter (SEAL)
Carla R. Carter, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Jacob W. Wood a Notary Public, certify that Carla R. Carter personally came before me this day and acknowledged that he/she is Managing Member of A&C Carter LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 3 day of February, 2023

Jacob W. Wood
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 06/07/2026

