

2018022202 00110FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$75.00**

PRESENTED & RECORDED

06/13/2018 01:20:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3409**PG: 3129 - 3131**

Drafted by and

Return to:

Donald M. VonCannon

PO Drawer 5129, Winston-Salem, NC 27113-5129

Parcel ID No. -

Parcel 1: 6836-72-9058.00, 1524 E. Fourteenth St., Winston-Salem, NC 27105

Parcel 2: 6834-80-3924.000, 741 Barney Ave., Winston-Salem, NC 27107

Excise Tax - **Parcel 1: \$36.00****Parcel 2: \$39.00**

THE PROPERTY DESCRIBED HEREIN IS NOT GRANTOR'S PRIMARY RESIDENCE

NORTH CAROLINA)

)

SPECIAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 12 day of June, 2018, by and between **Hawkeye Properties, LLC**, a North Carolina limited liability company, hereinafter referred to as "**Grantor**," and having an address of 4971 Salem Glen Blvd., Clemmons, NC 27012, and **Big South Properties, LLC**, a North Carolina limited liability company, hereinafter referred to as "**Grantee**," having an address of 4216 Indica Ct., Charlotte, NC 28213-4843. 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 of those certain tracts or parcels of land more particularly described as follows:

SEE ATTACHED SHEET LABELLED **EXHIBIT A**
INCORPORATED HEREIN BY REFERENCE AS IF FULLY
STATED HEREIN.

Submitted electronically by Allman Spry Davis Leggett & Crumpler P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements, encumbrances, rights-of-way, and restrictions of record, if any, and 2018 ad valorem taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, the day and year first above written.

HAWKEYE PROPERTIES, LLC,
a North Carolina limited liability company

By: _____

Name: James L. Caldwell

Title: Its Member/Manager

STATE OF North Carolina

COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: James L. Caldwell.

Date: June 12th, 2018

Printed Name: Ann Johnston, Notary Public

My commission expires: March 26, 2020

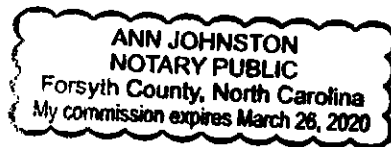


EXHIBIT A

Parcel 1: 6836-72-9058.00 1524 E. Fourteenth St., Winston-Salem, NC 27105

Beginning at an iron stake on the south side of Mickey Road (now 14th Street) northeast corner of lot No. 9, running thence eastwardly with Mickey Road (now 14th Street) sixty-three feet to North Street, running thence southwardly with North Street one hundred seventy-one and one half feet to an alley, running thence westwardly sixty-three feet to an iron stake, running thence northwardly one hundred sixty-seven and one half feet to the place of beginning, being known and designated as lot No. 8 on the plat of "Eastern Heights" as shown in Deed Book 73, Page 547, Register of Deeds Office, Forsyth County.

Parcel 2: 6834-80-3924.000 741 Barney Ave., Winston-Salem, NC 27107

Being known and designated as Lot Nos. 7 and 8 as shown on plat of Rosedale Section 1, plat of said property being recorded in Plat Book 1 at Page 93 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.