

**2022023361 00080**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$151.00**

PRESENTED &amp; RECORDED

05/16/2022 11:18:09 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3695****PG: 1008 - 1010**


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## NORTH CAROLINA GENERAL WARRANTY DEED

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Excise Tax: \$151.00

Parcel Identifier No.: 6834-42-5233.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 74 and a part of Lot 75, South Terrace

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THIS DEED made this 16th day of May, 2022, by and between

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**GRANTOR**

Ronda Swaim, an unmarried woman

Mailing Address: 104 Cat Tail Lane  
 Winston-Salem, NC 27127

**GRANTEE**

BC Online LLC, a Limited Liability Company

Property Address: 2920 Patria Street, Winston-Salem, NC  
 27127

Mailing Address: 1404 Woodford Road  
 Lewisville, NC 27023

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 situated in \_\_, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 2039, Page 1175, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 88, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"  
 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 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.

Title to the property hereinabove described is subject to the following exceptions:


Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

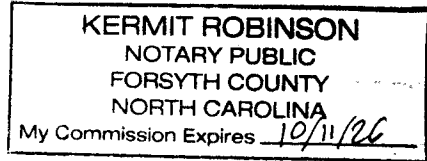
  
\_\_\_\_\_  
Ronda Swaim

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Ronda Swaim personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 16th day of May, 2022.

  
\_\_\_\_\_  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 10/11/26



## **Exhibit "A"**

TRACT I: Beginning at an iron stake, the northeast corner of Lot 75, as shown on the Map of South Terrace which is recorded in Plat Book 3, page 88, Office of the Register of Deeds of Forsyth County, North Carolina, and running thence with the eastern line of said lot South 2 deg. 20' West 25 feet to an iron stake, a new point in said line; thence along a new line North 87 deg. 40' West 95 feet to an iron stake, a new point in the eastern line of Lot 40 as shown on the aforesaid map; thence along said eastern line of Lot 40 North 9 deg. 08' West 25.4 feet to an iron stake, the northwest corner of Lot 75 and the northeast corner of Lot 40; thence along the northern line of Lot 75 South 87 deg. 40' East 100 feet to an iron stake, the place of beginning, being the northern half of Lot 75.

TRACT II: Being known and designated as Lot Number 74 as shown on the Map of South Terrace as recorded in Plat Book 3, page 88(2) 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 # 6834-42-5233.000

Property Address: 2920 Patria Street, Winston-Salem, NC 27127