

2022038461 00133

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$320.00

PRESENTED & RECORDED
08/17/2022 01:56:58 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3712
PG: 4487 - 4489

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$320.00**

Parcel Identifier No. 6834-42-5233.000

Mail after recording to: Grantee @ address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 17 day of August, 2022 by and between

**GRANTOR
BC ONLINE LLC
500 WESTOVER DRIVE #10943, SANDFORD, NC 27330**

**GRANTEE
MELINDA PAVEY LAWRENCE
2920 PATRIA STREET, WINSTON-SALEM, NC 27127**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3695, Page 1008, Forsyth County Registry.

The above described property does xx does not include the primary residence of the Grantor.

submitted electronically by "Law Office of Clint Calaway"
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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

BC ONLINE LLC

By: William J. Casey (SEAL)
WILLIAM J. CASEY, MANAGER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **WILLIAM J. CASEY, MANAGER OF BC ONLINE LLC**. Witness my hand and official stamp or seal, this the 17 day of August, 2022.

My Commission Expires: 4/30/22

Clinton Calaway
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires April 30, 2023

Clinton Calaway
Notary Public

Print Notary Name: Clinton Calaway

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