

**2021032692 00208**

FORSYTH CO. NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 06/18/2021 03:45:24 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK  
 DPTY

**BK: RE 3618****PG: 4423 - 4425**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. 6824-21-5866.000; 6824-21-7043.000; and 6813-65-4129.000

Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2021

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

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 47 New Ardmore, Section 2; Lot 67 New Ardmore, Section 2B; Lot 90 Briar Glen, Section 2

THIS DEED made this 18 day of June, 2021, by and between

## GRANTOR

**Matthew J. Bocan, married, a free trader**

## GRANTEE

**Bacon Investments, LLC, a North Carolina limited liability company****Mailing Address: 4182 Clemmons Road, PMB 109  
Clemmons, NC 27012****Property Address: 1436 Hawkerest Ln; 1950  
Hawkerest Ct; 2313 Briar Glen Rd  
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 Grantor's interest in and to those certain lots or parcels of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3504, Page 3865; Book 3401, Page 35; and Book 3470, Page 1459, Forsyth County Registry

submitted electronically by "Holton Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

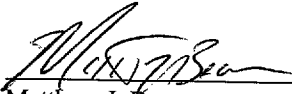
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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


  
Matthew J. Bocan

(SEAL)

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Matthew J. Bocan.

Date: 6/18/2021

  
Notary Public

Lynne R. Holton  
Print Name

My commission expires: 2/8/2022

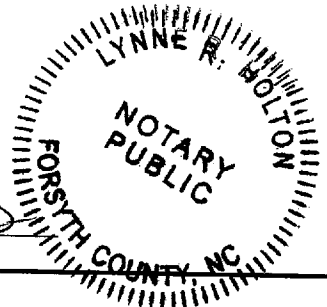


Exhibit A

Tract One: 1436 Hawkecrest Lane, Winston-Salem, NC 27127

**BEING KNOWN AND DESIGNATED AS Lot 47 as shown on the Plat of NEW ARDMORE, SECTION TWO, as recorded in Plat Book 43, Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina to which reference is hereby made for a more particular description.**

Tract Two: 1950 Hawkecrest Court, Winston-Salem, NC 27127

Being known and designated as Lot 67 as shown on the plat of New Ardmore, Section 2B, as recorded in Plat Book 44, Page 48 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tract Three:

Being known and designated as Lot 90 of Briar Glen, Section 2, as shown on a map and plat of same which is recorded in Plat Book 33, Pages 176 & 177 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.