



2013026038 00035

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$300.00

PRESENTED & RECORDED:
06-07-2013 08:28:08 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3127

PG: 2801-2803

\$300.00

Drafted by: William E. Rabil, Jr. 275 T.E. Miller Rd, Clemmons, NC 27012

Mail future tax bills to Grantees at ~~4430 Hampton Road, Clemmons, NC 27012~~

NO TITLE SEARCH REQUESTED OR PERFORMED

Box 24 *Calaway*

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 31 day of MAY, 2013, by and between, BEAUCHAMP PROPERTIES, LLC, as GRANTOR, to ALLEN BEASLEY and wife, SHIRLEY BEASLEY, as GRANTEES.

The Grantor's address is 125 Chestnut Hill Court, Winston-Salem, NC 27106.

The Grantees' address is 4430 Hampton Road, Clemmons, NC 27012.

The designation Grantor and Grantees 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, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to it paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple all of the Grantor's interest in that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described on attached Exhibit A.

All or a portion of the property conveyed does not contain 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 Grantees in fee simple. And the Grantor covenants with the Grantees, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to easements, rights-of-way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

TO HAVE AND TO HOLD the above described premises unto the said Grantees, to Grantees and Grantees' only proper use and benefit forever, so that neither Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and each of them shall by these presents, be excluded and forever barred.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its name by its Member/Managers pursuant to authority duly given the day and year first above written.

BEAUCHAMP PROPERTIES, LLC

By: *Dennis R. Beauchamp*
DENNIS R. BEAUCHAMP, Member/Manager

By: *Denise B. Patterson*
DENISE B. PATTERSON, Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, *MARY Sue Hatley*, a Notary Public of said County and State, do hereby certify that on this *31* day of *May*, 2013, before me personally appeared, DENNIS R. BEAUCHAMP, Member/Manager of BEAUCHAMP PROPERTIES, LLC, and DENISE B. PATTERSON, Member/Manager of BEAUCHAMP PROPERTIES, LLC, who proved to me by satisfactory evidence to be the persons who signed the foregoing document in behalf of the Limited Liability Company pursuant to authority duly given and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this *31* day of *May*, 2013.

Mary Sue Hatley
Notary Public

MARY Sue Hatley
Typed or printed name of Notary Public

My Commission expires: *12/18/2015*

(SEAL)

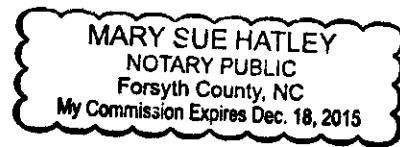


EXHIBIT A

TRACT I:

Being known and designated as Lot 2 Revised as shown on the Plat entitled Recombination Survey for Beauchamp Properties, LLC said plat recorded in Plat Book 52, Page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Property Address: 4430 Hampton Road, Clemmons, NC 27012

PIN No. 5892-44-2178

TRACT I:

Being known and designated as New Lot 1 as shown on the Plat entitled Survey for Beauchamp Properties, LLC said plat recorded in Plat Book 58, Page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Property Address: 4424 Hampton Road, Clemmons, NC 27012

PIN No. 5892-44-3300