



2017018749 00049

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$238.00

PRESENTED & RECORDED:

05-16-2017 11:16:38 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3347**PG: 356-357**

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: **\$238.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 5884-27-3325.000

Mail after recording to: **Box 24**

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this **15** day of MAY, 2017 by and between**GRANTOR**

RHONDA S. CAMPBELL, unmarried
 255 TROONSWAY RD., WINSTON SALEM, NC 27127

GRANTEE

GARY L. HUSTON, unmarried and SUSAN R. PUGH, unmarried
 6500 STYERS FERRY RD., CLEMMONS, NC 27012

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:

BEGINNING at an iron stake in the southern right of way line of Styers Ferry Road, said iron stake marking the northwestern corner of Edmond, see Deed 2111, Page 1419, Forsyth County Registry, and running thence with Edmond's west line, South 10° 15' 46" West 207.15 feet to an iron stake in the northern line of Hartle, Deed Book 1921, Page 2584, Forsyth County Registry; running thence with Hartle's north line, South 85° 37' 36" West 176.60 feet to an iron stake; running thence on a new line, North 03° 42' 53" East 260.70 feet to an iron stake in the southern right of way line of Styers Ferry Road, said iron stake being located South 84° 32' 59" West 256.19 feet from a fire hydrant; running thence with the southern line of Styers Ferry Road, South 77° 40' 29" East 200.73 feet to the point and place of BEGINNING, containing 1.00 acre, more or less, according to a survey entitled J. Steve Beauchamp, dated July 13, 2000, prepared by Phillip R. Ball, R.L.S., bearing Job Number LS-2952-1. Also being known and designated as a part of Tax Lot 44 Q, Block 4405, Lewisville Township, Forsyth County Tax Records. For further reference, see Deed Book 1438, Page 689, Forsyth County Registry.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3076, Page 976, FORSYTH County Registry.

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

The above described property ☒ does ☐ does not include 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 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:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

(ENTITY NAME)

Rhonda S. Campbell (SEAL)
RHONDA S. CAMPBELL

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

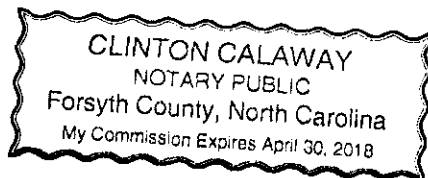
(SEAL)

(SEAL)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: RHONDA S. CAMPBELL _____ Witness my hand and official stamp or seal, this the 15 day of May, 2017.

My Commission Expires: 9/30/18



Notary Public

Print Notary Name: _____

NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____ Witness my hand and official stamp or seal, this the _____ day of _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____