

2018005149 00108

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

\$70.00
PRESENTED & RECORDED

02/13/2018 02:17:31 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3390

PG: 1642 - 1645

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

Parcel Identifier Nos. 6888-45-9974.00, 6888-55-0889.00, 6888-55-1896.00, 6888-55-3803.00, & 6888-55-5738.00

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Jason T. Grubbs, Coltrane Grubbs Orenstein, PLLC

Brief description for the Index: 5 Lots - Pine Knolls Road

THIS DEED made the 12TH day of February, 2018, by and between

GRANTOR	GRANTEE
<p>C.A. Bailey, Jr. Revocable Declaration of Trust, dated September 23, 1996</p> <p>Grantor Address: 126 Marlin Drive Ocean Ridge, FL 33435</p>	<p>Gary Michael Butler</p> <p>Grantee Address: 888 Federal Hall Lane Kernersville, NC 27284</p>

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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, all that certain lot or parcel of land situated in Belews Creek Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property described herein was acquired by Grantor by instrument recorded in Book 1925, Page 2789, Forsyth County Registry.

For back title, reference Deed Book 1875 at Page 0834, Forsyth County Registry.

None of the property herein conveyed includes the primary residence of a Grantor.

submitted electronically by "Coltrane Grubbs Orenstein, 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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record. Seller expressly disclaims any warranties as to the suitability of the property conveyed for building, septic or sewer.

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

C.A. BAILEY, JR. REVOCABLE DECLARATION OF TRUST DATED SEPTEMBER 23, 1996

C.A. Bailey, Jr. Trustee (SEAL)
C.A. Bailey, Jr., Trustee

State of Florida - County of Palm Beach

I, the undersigned Notary Public of Palm Beach County, Florida, certify that C.A. Bailey, Jr. personally came before me this day and acknowledged that he/she is the Trustee of C.A. Bailey, Jr. Revocable Declaration of Trust dated September 23, 1996, a trust, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 2 day of February, 2018.

E. Mariaca
Elizabeth Mariaca, Notary Public
My Commission Expires: 3-19-2020

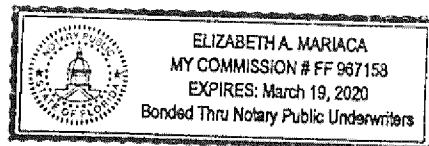


EXHIBIT "A"
Property of Gary Michel Butler
Pine Knolls Road

TRACT I

Forsyth County Tax PIN 6888-45-9974.00

Lot No. 61 on Unrecorded Map of Pine Knolls, Section 2

BEGINNING at an iron stake located in the South right of way line of Pine Knolls Road, said iron being located South 73° 30' East 90.0 feet from the southeast intersection of the right of way lines of Pine Knolls and Firestone Roads: running thence from said beginning point with the South right of way line of Pine Knolls Road South 73° 30' East 115 feet to an iron; running thence South 16° 30' West 228 feet to an iron located in the North line of Lot 56, Pine Knolls, Section 2; running thence with said Lot 56 North 68° 30' West 117.06 feet to an iron; running thence North 16° 30' East 206.13 feet to the point and place of Beginning. Being a part of Lot 65 as shown on the plat of Pine Knolls, Section 2, recorded in Plat Book 25, Page 185 (3), Forsyth County Registry. Also designated as Lot 61 on an unrecorded Map of Pine Knolls, Section 2. Also being a part of Lot 065B, Block 5245A as shown on Forsyth County Tax Maps.

TRACT II

Forsyth County Tax PIN 6888-55-0889.00

Lot No. 62 on Unrecorded Map of Pine Knolls, Section 2

BEGINNING at an iron stake located in the South right of way line of Pine Knolls Road, said iron being located South 73° 30' East 205 feet from the Southeast intersection of the right of way lines of Pine Knolls and Firestone Roads; running thence from said beginning point with the South right of way line of Pine Knolls Road South 73° 30' East 115 feet to an iron; running thence South 16° 30' West 238.06 feet to an iron located in the North line of Lot 56, Pine Knolls, Section 2; running thence with said Lot 56 North 68° 30' West 115.45 feet to an iron; running thence North 16° 30' East 228 feet to the point and place of Beginning. Being a part of Lot 65 as shown on the plat of Pine Knolls, Section 2, recorded in Plat Book 25, Page 185 (3), Forsyth County Registry. Also designated as Lot 62 on an unrecorded Map of Pine Knolls, Section 2. Also being a part of Lot 065B, Block 5245A as shown on Forsyth County Tax Maps.

TRACT III

Forsyth County Tax PIN 6888-55-1896.00

Lot No. 63 on Unrecorded Map of Pine Knolls, Section 2

BEGINNING at an iron stake located in the South right of way line of Pine Knolls Road, said iron being located south 73° 30' East 320 feet from the Southeast intersection of the right of way lines of Pine Knolls and Firestone Roads; running thence from said beginning point with the South right of way line of Pine Knolls Road South 73° 30' East 115 feet to an iron; running thence south 16° 30' West 248.12 feet to the North line of Lot 54: running thence with Lots 54 and 56 North 68° 30' West 115.45 feet to an iron: running thence North 16° 30' East 238.06 feet to the point and place of Beginning. Being a part of Lot 65 as shown on the plat of Pine Knolls, Section 2, recorded in Plat Book 25, Page 185 (3), Forsyth county Registry. Also designated as Lot 63 on an unrecorded Map of Pine Knolls, Section 2. Also being a part of Lot 065B, Block 5245A as shown on Forsyth county Tax Maps.

TRACT IV**Forsyth County Tax Pin 6888-55-3803.00****Lot No. 64 on Unrecorded Map of Pine Knolls, Section 2**

BEGINNING at an iron stake located in the South right of way line of Pine Knolls Road, said iron being located South 73° 30' East 435 feet from the Southeast intersection of the right of way lines of Pine Knolls and Firestone Roads: running thence from said beginning point with the South right of way line of Pine Knolls Road South 73° 30' East 115 feet to an iron; running thence South 16° 30' West 258.18 feet to an iron located in the North line of Lot 54, Pine Knolls, Section 2; running thence with said Lot 54 North 68° 30' West 115.45 feet to an iron; running thence North 16° 30' East 248.12 feet to the point and place of Beginning. Being a part of Lot 65 as shown on the plat of Pine Knolls, Section 2, recorded in Plat Book 25, Page 185 (3), Forsyth County Registry. Also designated as Lot 64 on an unrecorded Map of Pine Knolls, Section 2. Also being a part of Lot 065B, Block 5245A, as shown on Forsyth County Tax Maps.

TRACT V**Forsyth County Tax Pin 6888-55-5783.00****Lot No. 66 on Unrecorded Map of Pine Knolls, Section 2**

Beginning at an iron located in the South right of way line of Pine Knolls Road, said iron also being located at the Northwest corner of the lot conveyed to Richard D. Townsend and wife, by deed recorded in Book 1204, Page 1363, Forsyth County Registry; running thence with said lot now or formerly owned by Richard D. Townsend, South 16° 30' West 248.14 feet to an iron; running thence North 76° 00' West 115.10 feet to an iron; running thence North 16° 30' East 253.16 feet to an iron located in the South right of way line of Pine Knolls Road; running thence with the south right of way line of said road South 73° 30' East 115 feet to the point and place of beginning. Being the western portion of Lot 67 as shown on plat of Pine Knolls, Section 2, recorded in Plat Book 25, Page 185(3) in the Office of the Register of Deeds, Forsyth County, North Carolina. Also being designated as Lot 66 on unrecorded map of Pine Knolls, section 2. Also designated as Lot 067B, Block 5245A on Forsyth County Tax Maps.