

**2021003209 00182**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$239.00**PRESENTED & RECORDED  
01/21/2021 04:12:26 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK  
DPTY**BK: RE 3581****PG: 2523 - 2525****GENERAL WARRANTY DEED**Excise Tax: \$239.00Tax Parcel ID No. 5884-27-3325.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_Mail/Box to: Montee Q 1653 Rla Mar Ln, Lewisville, NC 27023This instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index:

THIS DEED, made this the 15 day of December, 2020, by and between**GRANTOR:** Gary L. Huston and wife Susan R. Pugh  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and**GRANTEE:** Billy Green and Brenda Green (Married)  
whose mailing address is 6500 Styers Ferry Rd., Clemmons, NC 27012  
(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3347, Page 356, and being reflected on plat(s) recorded in Map/Plat Book \_\_\_\_\_, page/slide \_\_\_\_\_.All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Gary L. Huston  
Gary L. Huston

(SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

Susan R. Pugh  
Susan R. Pugh

(SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

(SEAL)

By: \_\_\_\_\_  
Print/Type Name & Title: \_\_\_\_\_

(SEAL)

State of NORTH CAROLINA  
County of Forsyth

(Official/Notarial Seal)

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:

Gary L. Huston and Susan R. Pugh

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 12/15/2020

James Barrett  
James Barrett Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
06/09/2023

JAMES BARRETT  
Notary Public, North Carolina  
Forsyth County  
My Commission Expires  
June 09, 2023

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

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:

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

## Exhibit A

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.