



**2021006944 00122**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$130.00**

PRESENTED & RECORDED:  
02-11-2021 12:50:23 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B POLLOCK, DPTY

**BK: RE 3586**  
**PG: 980-981**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

**D. Nelson Box 79**

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2021.  
BY: \_\_\_\_\_

**Mail/Box to: GRANTEE @ SEE ADDRESS BELOW**

*Original To:* This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045  
Brief description for the index: Lots Nos. 36 and 37 as shown on the Map of J.C. Vestal Property

**THIS DEED** made this the 8<sup>th</sup> day of February, 2021, by and between:

<i>GRANTOR</i>	<i>GRANTEE</i>
<p><b>THOMAS G. BEAMAN</b> and wife, <b>ELIZABETH M. BEAMAN</b> 102 Bracken Lane King, NC 27021</p>	<p><b>PK BOYDSTON, LLC</b> 816 Branchwood Drive 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 and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated Forsyth County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED AS Lot No. 36 and Lot No. 37 as shown on the Map of J. C. Vestal Property as recorded in Plat Book 17, page 49, 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: 1281 Florence Avenue, Rural Hall, NC 27045  
FORSYTH CO. TAX PIN#: 6819-36-6818.00

As per NCGS § 105-317.2 the foregoing property does  does not  include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor by instrument recorded in Deed Book 1229, Page 792.  
A map showing the above-described property is recorded in Book 17, Page 49.

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:

Any Easements, Right-of-Ways and/or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

*Thomas G. Beaman*  
THOMAS G. BEAMAN

(SEAL) *Elizabeth M. Beaman* (SEAL)  
ELIZABETH M. BEAMAN

<p>Seal-Stamp</p> <div data-bbox="300 1102 706 1249" style="border: 1px solid black; padding: 5px;"> <p><b>KAREN S. BRANSCOME</b> Notary Public Stokes County, NC My Commission Expires <u>4-15-2023</u></p> </div>	<p>State of NC – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid, certify that THOMAS G. BEAMAN personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>11th</u> day of <u>February</u>, 2021.</p> <p><i>Karen S. Branscome</i> Notary Public My Commission Expires: <u>4-15-2023</u></p>
<p>Seal-Stamp</p> <div data-bbox="300 1564 706 1711" style="border: 1px solid black; padding: 5px;"> <p><b>KAREN S. BRANSCOME</b> Notary Public Stokes County, NC My Commission Expires <u>4-15-2023</u></p> </div>	<p>State of NC – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid, certify that ELIZABETH M. BEAMAN personally came before me this day and voluntarily acknowledged the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this the <u>11th</u> day of <u>February</u>, 2021.</p> <p><i>Karen S. Branscome</i> Notary Public My Commission Expires: <u>4-15-2023</u></p>