

2021016195 00086FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$58.00PRESENTED & RECORDED
03/31/2021 11:49:27 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY**BK: RE 3598****PG: 919 - 922****NORTH CAROLINA GENERAL WARRANTY DEED****\$58.00**Parcel Identifier No.: 6888-45-9974.00, 6888-55-0889.00, 6888-55-1896.00, 6888-55-3803.00,
6888-55-5783.00

Return after recording to: 514 S. Stratford Road, Ste 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 564 Doe Run Rd Kernersville, NC 27284

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: 6888-45-9974.00, 6888-55-0889.00, 6888-55-1896.00, 6888-55-3803.00,
6888-55-5783.00THIS DEED made this 31 day of March 2021, by and between,

GRANTOR	GRANTEE
GARY MICHAEL BUTLER (unmarried)	STEVEN PEGG BUILDERS, LLC Mailing Address: 564 Doe Run Road Kernersville, NC 27284

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 in Guilford County, North Carolina and more particularly described as follows:

See Exhibit ATax Parcel Identification: 6888-45-9974.00, 6888-55-0889.00, 6888-55-1896.00, 6888-55-3803.00,
6888-55-5783.00

Property Address: 1211, 1217, 1223, 1233 Pine Knolls Rd Kernersville, NC 27284

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not
☒ include the primary residence of the Grantor(s).Submitted electronically by "D. Barrett Burge"
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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

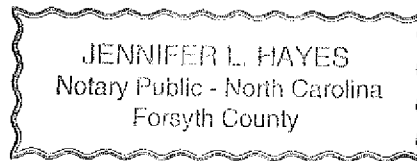
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Gary Michael Butler (SEAL)
Gary Michael Butler

State of North Carolina County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: Phillip T. Brown and wife, Michelle R. Brown

Date: 3/23/21



Jennifer L Hayes
Notary Public

My Commission Expires: 11-19-2025

Jennifer L Hayes
printed or typed name of notary public

EXHIBIT "A"**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.