

2021034841 00068

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 06/30/2021 09:47:24 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3621
PG: 3336 - 3339

Excise Tax \$ **-0-**

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier Nos. _____
 Verified by **Forsyth** County on the **28th** day of **June**, **2021**
 Mail after recording to: **The Randall J. and Elizabeth N. Gregory Revocable Trust, of: 133 Windrush Road, Winston-Salem, North Carolina 27106**
 This instrument was prepared by: **Eggers, Eggers, Eggers, and Eggers, PLLC, Attorneys at Law, 815 West King Street, P. O. Box 248, Boone, N. C. 28607**
 Brief description for the Index: **133 Windrush Road, Winston-Salem, NC 27106**

WITHOUT A TITLE SEARCH PREPARED BY THIS OFFICE

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this **28th** day of **June**, **2021**, by and between :

GRANTORS

**Randall J. Gregory and wife,
 Elizabeth N. Gregory**

**133 Windrush Road
 Winston-Salem, NC 27106**

GRANTEES

**The Randall J. and Elizabeth
 N. Gregory Revocable Trust
 Dated June 28, 2021**

**133 Windrush Road
 Winston-Salem, NC 27106**

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Please enter in appropriate block for each party, name, address, and if, appropriate, character of entity, e.g. corporation or partnership.

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.

submitted electronically by "Eggers, Eggers, Eggers & Eggers"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, that certain lot or parcel of land situated in the Township of **Winston**, County of **Forsyth**, State of **North Carolina**, and more particularly described as follows:

**“SEE ATTACHED SCHEDULE “A” FOR DESCRIPTION
OF PROPERTY.”**

The property hereinabove described is the property that was acquired by Grantors by deed recorded in Book of Records 2327 at Page 180, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 40 at Page 96, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereunto belonging to the Grantees in fee simple.

And the Grantors covenant with the Grantees, that Grantors are seized of in the premises in fee simple, and have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. All warranties herein are subject to the following exceptions: any and all street, road and utility rights of way and easements referred to above or which may otherwise appear of record applicable to this property, together with restrictions of record, if any, applicable to this property.

The above described property DOES include the primary residence of the Grantors herein.

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IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, the day and year first above written.

Randall J. Gregory (SEAL)
Randall J. Gregory

Elizabeth N. Gregory (SEAL)
Elizabeth N. Gregory

STATE OF NORTH CAROLINA

COUNTY OF WATAUGA

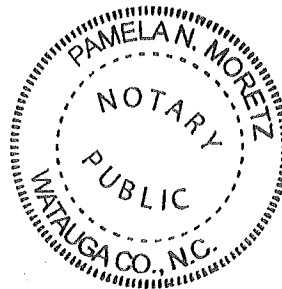
I, *Pamela N. Moretz*, Notary Public, do hereby certify **RANDALL J. GREGORY AND WIFE, ELIZABETH N. GREGORY** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal, this *28th* day of **June**, **2021**.

Pamela N. Moretz
Notary Public

My commission expires *10-4-2023*

(SEAL)



TO BE ATTACHED TO WARRANTY DEED DATED JUNE 28, 2021, EXECUTED BY RANDALL J. GREGORY AND WIFE, ELIZABETH N. GREGORY TO THE RANDALL J. AND ELIZABETH N. GREGORY REVOCABLE TRUST DATED JUNE 28, 2021:

WINSTON TOWNSHIP

SCHEDULE "A"

FORSYTH COUNTY, NC

Being known and designated as Lot No. 90, of GREENBRIER FARM, SECTION ONE, PHASE II, as recorded in Plat Book 40 Page 96, Forsyth County Registry, North Carolina, reference to which is hereby made for a more particular description.

BEGINNING at an existing iron pipe in the east right of way line of Windrush Road, said BEGINNING point being the southwest corner of Lot 91 and the northwest corner of Lot 90 of Greenbrier Farm, Phase II, Section One as recorded in Plat Book 40, Page 96, Forsyth County Registry; thence from said beginning point with the north boundary line of Lot 90 of said Plat, North 62 degrees 46 minutes 30 seconds East 160.51 feet to an existing iron pipe, being the northeast corner of said Lot No. 90; thence with the east line of Lot No. 91 of said plat, North 27 degrees 52 minutes 10 seconds West 4.97 feet to an existing iron rebar; thence on a new line South 61 degrees 00 minutes 06 seconds West 160.53 feet to the point and place of BEGINNING, and being all according to a survey by Richard P. Bennett dated March 19, 2001. Said property being a 0.009 acre tract, more or less, and being a triangular piece from the southern portion of Lot 91 of said Greenbrier Farm, Phase II, Section One.

The above described property is conveyed subject to any and all street, road and utility rights of way as shown on plat referred to above, or which may otherwise appear of record applicable to this property.