

**2022021264 00164**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1400.00**

PRESENTED &amp; RECORDED

05/03/2022 01:45:54 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3692****PG: 3387 - 3390**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,400.00

Parcel Identifier No. 6807-83-5787.000 Verified by Forsyth County on the \_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 90 and part of Lot 91, Greenbrier Farm, Phase II, Section One

THIS DEED made this 2<sup>nd</sup> day of May, 2022, by and between

GRANTOR

**Randall J. Gregory and Elizabeth N. Gregory, Trustees of  
The Randall J. and Elizabeth N. Gregory Revocable Trust  
dated June 28, 2021**

GRANTEE

**Samuel Joseph Pullen and spouse, Gina Pullen****Property Address: 133 Windrush Road  
Winston-Salem, NC 27106**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.This property X is \_\_\_ is not the primary residence of one or more of the Grantors.

For back title, see Book 3621, Page 3336, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

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

By: *Randall J. Gregory* (SEAL)  
Randall J. Gregory, Trustee

By: *Elizabeth N. Gregory* (SEAL)  
Elizabeth N. Gregory, Trustee

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 therein and in the capacity indicated: Randall J. Gregory and Elizabeth N. Gregory.

Date: 8/2/2022

*Lynne R. Holton*  
Notary Public

Lynne R. Holton  
Print Name

My commission expires: 2/5/2027

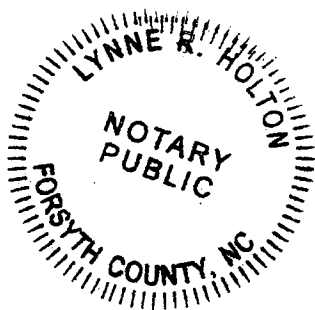


Exhibit A

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.

Exhibit B

NORTH CAROLINA

CERTIFICATION OF TRUST

FORSYTH COUNTY

Pursuant to Section 10-1013 of Chapter 36C of the North Carolina General Statutes, this Certification of Trust is signed by all the currently acting Trustee(s) of The Randall J. and Elizabeth N. Gregory Revocable Trust dated June 28, 2021 and any amendments thereto, who declare:

1. The Trust was created by Randall J. Gregory and Elizabeth N. Gregory
2. The current Trustees of the trust are: Randall J. Gregory and Elizabeth N. Gregory
3. The name of the Trust is: The Randall J. and Elizabeth N. Gregory Revocable Trust dated June
4. 28, 2021
5. The address of the Trust is: 5233 Old Plantation Cir. Winston Salem NC 27104
6. The Trust is governed by the laws of the State of North Carolina and the Trustee(s) are specifically authorized to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real property held by the Trust.
7. The undersigned has the power as Trustee to do all things and perform all acts that seem requisite and desirable in the businesslike administration of the Trust.
8. Assets of the Trust are owned, purchased or sold in the name of Randall J. Gregory and Elizabeth N. Gregory, Trustees of The Randall J. and Elizabeth N. Gregory Revocable Trust dated June
9. 28, 2021
10. The Trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

This document is for the information of parties doing business with the Trust, including but not limited to: Banks, Savings & Loan Associations, Brokers, Transfer Agents and Other Financial Organizations holding accounts belonging to the undersigned, and for the information of Title Insurance Companies and attorneys reviewing title to real estate owned by the Trust.

The undersigned has executed this Certification of Trust this 2d day of May, 2022.

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

By: Randall J. Gregory By: Elizabeth N. Gregory  
 Randall J. Gregory, Trustee Elizabeth N. Gregory, Trustee