

2025015511 00084FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00PRESENTED & RECORDED
05/09/2025 12:34:06 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3862

PG: 2671 - 2674

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Parcel Identifier No. 5884-27-3325.000

Mail after recording to: Grantee at address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT
TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT
OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 8th day of May, 2025 by and between

GRANTOR

BILLY R. GREEN (WIDOWER)
1653 BLA MOR LANE, LEWISVILLE, NC 27023;
MICHELLE RICKETT AND HUSBAND, ROBERT LEE RICKETT
755 RIDGE ROAD, TOBACCOVILLE, NC 27050
AND
JEREMY DOWELL AND SPOUSE, AARON GILLS
2805 EDMONT DRIVE, BLUEFIELD, W VA 24701
(HEIRS OF BRENDA DOWELL GREEN-23E804)

GRANTEE

BETZY QUIROZ REVOCABLE TRUST
3151 HARPER ROAD, CLEMMONS, NC 27012
SUBJECT PROPERTY: 6500 STYERS FERRY ROAD, CLEMMONS, NC 27012

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by the Estate of Brenda Dowell Green-

23E804 and by that instrument recorded in Book 3588, Page 971, Forsyth County Registry.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Billy R. Green (SEAL)
BILLY R. GREEN

Michelle Rickett (SEAL)
MICHELLE RICKETT

Robert Lee Rickett (SEAL)
ROBERT LEE RICKETT

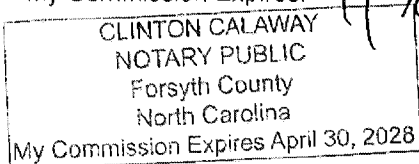
Jeremy Dowell (SEAL)
JEREMY DOWELL

Aaron Gillis (SEAL)
AARON GILLIS

STATE OF NORTH CAROLINA – FORSYTH COUNTY

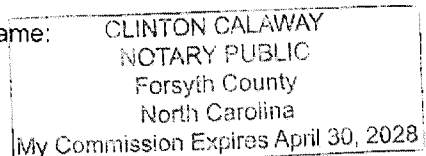
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **BILLY R. GREEN (WIDOWER)**. Witness my hand and official stamp or seal, this 9 day of May, 2025.

My Commission Expires: 4/30/28



Notary Public [Signature]

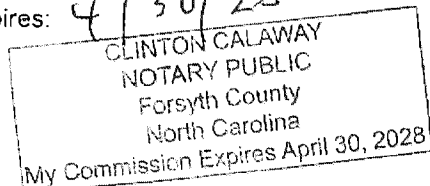
Print Notary Name:



STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: **MICHELLE RICKETT AND HUSBAND, ROBERT LEE RICKETT**. Witness my hand and official stamp or seal, this 6 day of May, 2025.

My Commission Expires: 4/30/28



Notary Public [Signature]

Print Notary Name:

Clinton Calaway

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following persons personally appeared before me this day, acknowledging to me that he signed the foregoing document: **JEREMY DOWELL AND SPOUSE, AARON GILLIS**. Witness my hand and official stamp or seal, this 8 day of May, 2025.

Gillis a

My Commission Expires:

4/30/28

Notary Public

Print Notary Name:

Clinton Calaway

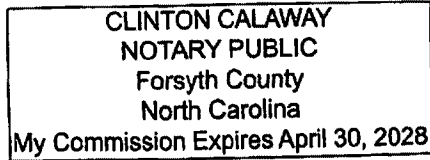


EXHIBIT A

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.