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This document presented and filed: 08/07/2014 02:08:25 PM
Fee \$26.00 Excise Tax: \$0.00

619473

Surry County North Carolina
CAROLYN M. COMER, Register of Deeds

A19

WARRANTY DEED

NO TITLE SEARCH - DEED PREP ONLY Prepared By: J. Gregory Matthews, Attorney at Law, P.A.

STATE OF NORTH CAROLINA

COUNTY OF SURRY

THIS DEED, made this House, 2014, by and between LINDA L. BEAVERS, Unmarried; GREGG W. BEAVERS, Unmarried; SCOTT W. BEAVERS and wife, BEVERLY BEAVERS; KIRK W. BEAVERS and wife, LISA BEAVERS; CHRISTINE BEAVERS HANNER and husband, VAUGHN HANNER; and YVONNE BEAVERS MARTINEZ and husband, RICARDO MARTINEZ, hereinafter called "GRANTOR," of 1117 Fulk Road, Yadkinville, North Carolina 27055; and

HUCKLEBERRY HILL, LLC, of the State of North Carolina, hereinafter called "GRANTEE", whose permanent mailing address is: 1117 Fulk Road, Yadkinville, North Carolina 27055.

WITNESSETH:

That the Grantor for and in consideration of the sum, One Hundred and NO/100 Dollars and other good and valuable considerations to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, their heirs and/or successors and assigns, premises in Surry County, North Carolina, described as follows:

TAX ID PIN # 4956 00 96 6231

24/13/18

BK 1491 PG 223 DOC#619473 Unofficial Doc#ment

BEING all of that tract or parcel of land containing 311.69 acres, more or less, as shown on Plat of Boundary Survey for Franklin C. Beavers and wife, Margery S. Beavers as shown on plat recorded in Plat Book 30, pages 186 and 187, Surry County Registry, reference to which is hereby made for a more accurate description.

FOR BACK REFERENCE: See Plat Book 30, pages 186 and 187, Surry County Registry.

This property is not the current primary residence of the Grantor.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, and has the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

Linda L. BEAVERS, Unmarried	GREGG W. BEAVERS, Unma	_(SEAL) rried
SCOTT W. BEAVERS (SEAL)	BEVERLY BEAVERS	_(SEAL)
KIRK W. BEAVERS (SEAL)	LISA BEAVERS	_(SEAL)
(SEAL) CHRISTINE BEAVERS HANNER	VAUGHN HANNER	_(SEAL)
(SEAL) YVONNE BEAVERS MARTINEZ	RICARDO MARTINEZ	_(SEAL)

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STATE OF NORTH CAROLINA, YADKIN COUNTY
I, William G. Freehn, a Notary Public of Oavie County, do hereby certify that LINDA L. BEAVERS, Unmarried personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the Ale day of Sug , 2014. My Commission Expires: 44 2017 WILLIAM G PROCTOR NOTARY PUBLIC DAVIE COUNTY, NC My Commission Expires 6-4-2017
STATE OF NORTH CAROLINA, YADKIN COUNTY
a Notary Public of County.
I,, a Notary Public ofCounty, do hereby certify that GREGG W. BEAVERS, Unmarried personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the day of, 2014.
My Commission Expires:
STATE OF VIRGINIA, COUNTY
I,
Notary Public My Commission Expires:

4

BEING all of that tract or parcel of land containing 311.69 acres, more or less, as shown on Plat of Boundary Survey for Franklin C. Beavers and wife, Margery S. Beavers as shown on plat recorded in Plat Book 30, pages 186 and 187, Surry County Registry, reference to which is hereby made for a more accurate description.

FOR BACK REFERENCE: See Plat Book 30, pages 186 and 187, Surry County Registry.

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TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, and has the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

LINDA L. BEAVERS, Unmarried	GREGG W. BEAVERS, Unmarried
KIRK W. BEAVERS	LISA BEAVERS (SEAL)

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do hereby ertify that GREGG W. BI	Notary Public of County, EAVERS, Unmarried personally appeared execution of the foregoing Deed.
my hand and notarial seal, this the 1776	day of Mongy Public Proud
My Commission Expires: <u>09-20-2</u>	017
STATE OF VIRGINIA,CO	UNTY
aforesaid, do hereby certify that KIRK personally appeared before me this day	, a Notary Public of the County and State W. BEAVERS and wife, LISA BEAVERS y and acknowledged the execution of the notarial seal, this the day of
My Commission Expires:	Notary Public
STATE OF GEORGIA,	COUNTY
Ι,	a Notary Public of the County and State
aforesaid, do hereby certify that SCC	OTT W. BEAVERS and wife, BEVERLY ne this day and acknowledged the execution

BK 1491 PG 227 DOC#619473 Unofficial Docume ot

BEING all of that tract or parcel of land containing 311.69 acres, more or less, as shown on Plat of Boundary Survey for Franklin C. Beavers and wife, Margery S. Beavers as shown on plat recorded in Plat Book 30, pages 186 and 187, Surry County Registry, reference to which is hereby made for a more accurate description.

FOR BACK REFERENCE: See Plat Book 30, pages 186 and 187, Surry County Registry.

This property is not the current primary residence of the Grantor.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, and has the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

(SEAL)		(SEAL)
LINDA L. BEAVERS, Unmarried	GREGG W. BEAVERS, Unmar	ried
(SEAL)		(SEAL)
KIRK W. BEAVERS	LISA BEAVERS	
	Q = AQ	
AMATTA MATTREAL)	Develly Deanews	DESTE KED
SCOTT W. BEAVERS	BEVERLY BEAVERS	MISSION
O MESICN ES		OTAN. E
E COM CARD IN	N S	(SEAT)
CHRISTINE BEAVERS BANNER	VARGHN HANNER = Z:0	PUBLIC A .
N. PUBLIC A	155	OBER 24.2
V C708UR 21	GE WILL	COUNTY
TOTAL)	11.	419664
YVONNE BEAVERS MARTINEZOUNIN	NRICARDO MARTINEZ	

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STATE OF GEORGIA, <u>Gwinnett</u>	COUNTY
aforesaid, do hereby certify that S BEAVERS personally appeared before the foregoing Deed. Witness my ha Arust, 2014.	me, a Notary Public of the County and State SCOTT W. BEAVERS and wife, BEVERLY are me this day and acknowledged the execution of and and notarial seal, this theday of
My Commission Expires: 10/24/20	Notary Table
STATE OF GEORGIA,	COUNTY
VAUGHN HANNER personally app	, a Notary Public of the County and State IRISTINE BEAVERS HANNER and husband, eared before me this day and acknowledged the Witness my hand and notarial seal, this the, 2014.
My Commission Expires:	Notary Public
STATE OF GEORGIA,	COUNTY
I, aforesaid, do hereby certify that Y's	, a Notary Public of the County and State VONNE BEAVERS MARTINEZ and husband, appeared before me this day and acknowledged d. Witness my hand and notarial seal, this the
My Commission Expires:	Notary Public

BK 1491 PG 229 DOC#619473 Unofficial Document

plat recorded in Plat Book 30, pages 186 and 187, Surry County Registry, reference to which is hereby made for a more accurate description.

FOR BACK REFERENCE: See Plat Book 30, pages 186 and 187, Surry County Registry.

This property is not the current primary residence of the Grantor.

TO HAVE AND TO HOLD the above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/or successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee simple, and has the right to convey the same in fee simple; that said premises are free from all encumbrances (with the exceptions above stated, if any); and that Grantor will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

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

LINDA L. BEAVERS, Unmar	(SEAL) ried	GREGG W. BEAVERS, U	(SEAL) Inmarried
KIRK W. BEAVERS	BRIAN LAY NOTARY P ROTERATION COMMONWEALTH MY COMMISSIO FEBRUARY 2	UBLIGATION BEAVERS	BRIAN LAWSON NOTARY PUBLIC NOTARY PUBLIC COMMONWEALTH OF VIRG MY COMMISSION EXPIRE FEBRUARY 28, 2015
SCOTT W. BEAVERS	(SEAL)	BEVERLY BEAVERS	(SEAL)
CHRISTINE BEAVERS HAN	(SEAL) NER	VAUGHN HANNER	(SEAL)
YVONNE BEAVERS MARTI	(SEAL) NEZ	RICARDO MARTINEZ	(SEAL)

STATE OF NORTH CAROLINA, YADKIN COUNTY

BK 1491 PG 230 DOC#619473 Unofficial Document

Ι,	, a Notary Public of	County,
I,do hereby certify that LINDA L. I	BEAVERS, Unmarried personal	ly appeared before
me this day and acknowledged the	day of	
	Notary Public	
My Commission Expires:		
STATE OF NORTH CAROLINA,	YADKIN COUNTY	
Ι,	, a Notary Public of	County,
I,do hereby certify that GREGG	W. BEAVERS, Unmarried p	ersonally appeared
before me this day and acknowled my hand and notarial seal, this the	lged the execution of the forego	ing Deed. Witness . 2014.
my name and notarial seal, this the		
	Notary Public	
My Commission Expires:		
STATE OF VIRGINIA,	<u>د</u> county	
		County and State
I, Bram /anson aforesaid, do hereby certify that	KIRK W. BEAVERS and wife	, LISA BEAVERS
personally appeared before me foregoing Deed. Witness my h	this day and acknowledged the	e execution of the
, 2014.	and and notarial scar, this the	uuy 01
		A \(\)
	Notary Public	
My Commission Expires: <u> </u>	82015	
		BRIAN LAWSON NOTARY PUBLIC REGISTRATION # 7391122
		COMMONWEALTH OF VIRGIN MY COMMISSION EXPIRES
STATE OF GEORGIA,		FEBRUARY 28, 2015
I,aforesaid, do hereby certify the	, a Notary Public of the	County and State
aforesaid, do hereby certify the	at SCOTT W. BEAVERS and	wife, BEVERLY
BEAVERS personally appeared b	erore me this day and acknowle	aged the execution

BK 1491 PG 231 DOC#619473 Unofficial Document

This property is not the current primary residence of the Grantor.	
TO HAVE AND TO HOLD the above described premises, with all thereunto belonging, or in any wise appertaining, unto the Grantee, their heirs and/assigns forever.	he appurtenances or successors and
And the Grantor covenants with the Grantee, that Grantor is seized of said simple, and has the right to convey the same in fee simple; that said premises encumbrances (with the exceptions above stated, if any); and that Grantor will warra said title to the same against the lawful claims of all persons whomsoever.	are free from all
When reference is made to the Grantor or Grantee, the singular shall include masculine shall include the feminine or the neuter.	the plural and the
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and year first above written.	seals, the day and
LINDA L. BEAVERS, Unmarried GREGG W. BEAVERS, Unma	_(SEAL) arried
(SEAL) KIRK W. BEAVERS LISA BEAVERS	_(SEAL)
SCOTT W. BEAVERS Christine B. Hanner Christine Beavers HANNER CHRIS	SEAL)
YVONNE BEAVERS MARTINEZ RICARDO MARTINEZ	
STATE OF NORTH CAROLINA, YADKIN COUNTY	
I, a Notary Public of County,	do hereby certify and acknowledged

FOR BACK REFERENCE: See Plat Book 30, pages 186 and 187, Surry County Registry.

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My Commission Expires:

STATE OF GEORGIA, COLONIU	COUNTY (NUN	n
I, hereby certify that CHRISTINE BEAV personally appeared before me this day a Witness my hand and notarial seal, this the	and acknowledged the execution	ion of the foregoing Deed.
My Commission Expires: November (Notary Public / Lu H 2017	LLY MARKETINA MCK
STATE OF GEORGIA,	COUNTY	COUNTY GRANT
I, hereby certify that YVONNE BEAVERS personally appeared before me this day a Witness my hand and notarial seal, this the	and acknowledged the execut	, RICARDO MARTINEZ ion of the foregoing Deed
My Commission Expires:	Notary Public	

BK 1491 PG 233 DOC#619473 Unofficial Doppment

BEING all of that tract or parcel of land containing 311.69 acres, more or less, as shown on Plat of Boundary Survey for Franklin C. Beavers and wife, Margery S. Beavers as shown on plat recorded in Plat Book 30, pages 186 and 187, Surry County Registry, reference to which is hereby made for a more accurate description.

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onreBeaven Mosting (SEAL) K ONNE BEAVERS MARTINEZ

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STATE OF GEORGIA,	COUNTY
hereby certify that SCOTT W. BEAV	, a Notary Public of the County and State aforesaid, do ERS and wife, BEVERLY BEAVERS personally appeared the execution of the foregoing Deed. Witness my hand and, 2014.
My Commission Expires:	Notary Public
STATE OF GEORGIA,	COUNTY
l, hereby certify that CHRISTINE BE personally appeared before me this da Witness my hand and notarial seal, this t	, a Notary Public of the County and State aforesaid, do CAVERS HANNER and husband, VAUGHN HANNER ay and acknowledged the execution of the foregoing Deed. the day of , 2014.
My Commission Expires:	Notary Public
cortify that VVONNE REAVERS MA	county a Notary Public of the County and State aforesaid, do hereby artinez and husband, Ricardo Martinez personally wledged the execution of the foregoing Deed. Witness my hand day of
My Commission Expires: Notary Public, Figure County, George 2, 2017	Notary Public