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Surry Co. Tax Dept.
Land Records 08/07/14
Collection RC 8/7/14

This document presented and filed:

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Fee \$26.00 Excise Tax: \$0.00

619473



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

JLH

**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 4th day of August, 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 JMG

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* (SEAL) \_\_\_\_\_ (SEAL)  
LINDA L. BEAVERS, Unmarried GREGG W. BEAVERS, Unmarried

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
SCOTT W. BEAVERS BEVERLY BEAVERS

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
KIRK W. BEAVERS LISA BEAVERS

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
CHRISTINE BEAVERS HANNER VAUGHN HANNER

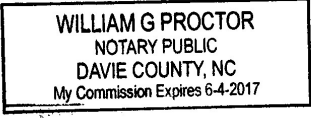
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
YVONNE BEAVERS MARTINEZ RICARDO MARTINEZ

STATE OF NORTH CAROLINA, YADKIN COUNTY

I, William G. Proctor, a Notary Public of Davie 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 23<sup>rd</sup> day of July, 2014.

William G. Proctor  
Notary Public

My Commission Expires: 6/4/2017



STATE OF NORTH CAROLINA, YADKIN COUNTY

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County,  
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.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF VIRGINIA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State  
aforesaid, do hereby certify that **KIRK W. BEAVERS and wife, LISA BEAVERS**  
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.

\_\_\_\_\_  
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.

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)  
LINDA L. BEAVERS, Unmarried

  
\_\_\_\_\_(SEAL)  
GREGG W. BEAVERS, Unmarried

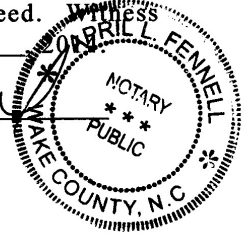
\_\_\_\_\_(SEAL)  
KIRK W. BEAVERS

\_\_\_\_\_(SEAL)  
LISA BEAVERS

5

I, April L. Fennell, a Notary Public of Wake County,  
do hereby certify that **GREGG W. BEAVERS, Unmarried** personally appeared  
before me this day and acknowledged the execution of the foregoing Deed.  
my hand and notarial seal, this the 17th day of July

April L. Fennell  
Notary Public



My Commission Expires: 09-20-2017

STATE OF VIRGINIA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State  
aforesaid, do hereby certify that **KIRK W. BEAVERS and wife, LISA BEAVERS**  
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.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF GEORGIA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State  
aforesaid, do hereby certify that **SCOTT W. BEAVERS and wife, BEVERLY  
BEAVERS** personally appeared before me this day and acknowledged the execution

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, Unmarried

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
KIRK W. BEAVERS LISA BEAVERS

*[Handwritten Signature]*  
SCOTT W. BEAVERS

*[Handwritten Signature]*  
BEVERLY BEAVERS

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
CHRISTINE BEAVERS HANNER EIGHN HANNER

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
YVONNE BEAVERS MARTINEZ RICARDO MARTINEZ

STATE OF GEORGIA, Gwinnett COUNTY

I, Dylan Keas, a Notary Public of the County and State aforesaid, do hereby certify that **SCOTT W. BEAVERS and wife, BEVERLY BEAVERS** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 4<sup>th</sup> day of August, 2014.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10/24/2017

\_\_\_\_\_  
STATE OF GEORGIA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, do hereby certify that **CHRISTINE BEAVERS HANNER and husband, VAUGHN HANNER** 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.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
STATE OF GEORGIA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, do hereby certify that **YVONNE BEAVERS MARTINEZ and husband, RICARDO MARTINEZ** 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.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

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)  
LINDA L. BEAVERS, Unmarried

\_\_\_\_\_(SEAL)  
GREGG W. BEAVERS, Unmarried

*[Signature]*  
KIRK W. BEAVERS



*[Signature]*  
KIRK W. BEAVERS



\_\_\_\_\_(SEAL)  
SCOTT W. BEAVERS

\_\_\_\_\_(SEAL)  
BEVERLY BEAVERS

\_\_\_\_\_(SEAL)  
CHRISTINE BEAVERS HANNER

\_\_\_\_\_(SEAL)  
VAUGHN HANNER

\_\_\_\_\_(SEAL)  
YVONNE BEAVERS MARTINEZ

\_\_\_\_\_(SEAL)  
RICARDO MARTINEZ

STATE OF NORTH CAROLINA, YADKIN COUNTY



I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA, YADKIN COUNTY

I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County,  
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.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

STATE OF VIRGINIA, York COUNTY

I, Brian Lawson, a Notary Public of the County and State  
aforesaid, do hereby certify that **KIRK W. BEAVERS and wife, LISA BEAVERS**  
personally appeared before me this day and acknowledged the execution of the  
foregoing Deed. Witness my hand and notarial seal, this the 29 day of  
July, 2014.

Brian Lawson  
Notary Public

My Commission Expires: 02282015



STATE OF GEORGIA, \_\_\_\_\_ COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State  
aforesaid, do hereby certify that **SCOTT W. BEAVERS and wife, BEVERLY  
BEAVERS** personally appeared before me this day and acknowledged the execution

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.

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

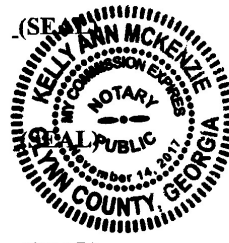
\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
**LINDA L. BEAVERS, Unmarried**                      **GREGG W. BEAVERS, Unmarried**

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
**KIRK W. BEAVERS**                                      **LISA BEAVERS**

**SCOTT W. BEAVERS**                                      **BEVERLY BEAVERS**

*Christine B. Hanner*                                      *[Signature]*  
**CHRISTINE BEAVERS HANNER**                      **UGHN HANNER**

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
**YVONNE BEAVERS MARTINEZ**                      **RICARDO MARTINEZ**



STATE OF NORTH CAROLINA, YADKIN COUNTY

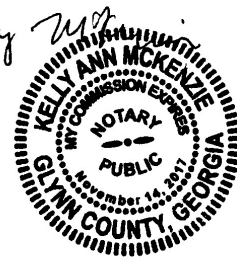
I, \_\_\_\_\_, a Notary Public of \_\_\_\_\_ County, do hereby certify that **LINDA L. BEAVERS, Unmarried** personally appeared before me this day and acknowledged

My Commission Expires:

STATE OF GEORGIA, Georgia COUNTY Glynn

I, Kelly McKenzie a Notary Public of the County and State aforesaid, do hereby certify that **CHRISTINE BEAVERS HANNER and husband, VAUGHN HANNER** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 25 day of July, 2014.

My Commission Expires: November 14, 2017 Notary Public Kelly McKenzie



STATE OF GEORGIA, COUNTY

I, \_\_\_\_\_ a Notary Public of the County and State aforesaid, do hereby certify that **YVONNE BEAVERS MARTINEZ and husband, RICARDO MARTINEZ** 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: \_\_\_\_\_ Notary Public

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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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, Unmarried

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
KIRK W. BEAVERS LISA BEAVERS

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
SCOTT W. BEAVERS BEVERLY BEAVERS

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)  
CHRISTINE BEAVERS HANNER VAUGHN HANNER

*Yvonne Beavers Martinez* (SEAL) *Ricardo Martinez* (SEAL)  
YVONNE BEAVERS-MARTINEZ RICARDO MARTINEZ

STATE OF GEORGIA,

COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, do hereby certify that **SCOTT W. BEAVERS and wife, BEVERLY BEAVERS** 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.

Notary Public

My Commission Expires:

STATE OF GEORGIA,

COUNTY

I, \_\_\_\_\_, a Notary Public of the County and State aforesaid, do hereby certify that **CHRISTINE BEAVERS HANNER and husband, VAUGHN HANNER** 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.

Notary Public

My Commission Expires:

STATE OF GEORGIA,

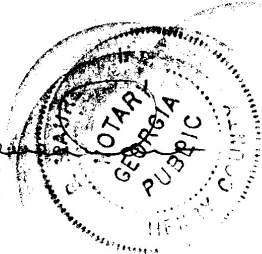
COUNTY

I, B. Maureen Ware, a Notary Public of the County and State aforesaid, do hereby certify that **YVONNE BEAVERS MARTINEZ and husband, RICARDO MARTINEZ** personally appeared before me this day and acknowledged the execution of the foregoing Deed. Witness my hand and notarial seal, this the 21<sup>st</sup> day of July, 2014.

Notary Public

My Commission Expires:

B. Maureen Ware



Notary Public, Henry County, Georgia  
My Commission Expires March 25, 2018