

**2021035005 00232**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT

**\$116.00**

PRESENTED & RECORDED

06/30/2021 02:22:29 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3622**

**PG: 158 - 159**

Prepared by: Ralph A. Evans

Mail to Grantee: P.O. Box 3282 Cary, NC 27519

Grantor Address: 5720 Misty Hill Circle Clemmons, NC 27103

Revenue: \$116.00

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made and entered into this 30 day of June, 2021 by Bobby Cuthbertson and wife, Myrya Cuthbertson, hereinafter referred to as "Grantors" and Enaps, LLC, a North Carolina Limited Liability Company, hereinafter referred to as "Grantee", whether on or more individuals or corporations or other entity.

#### WITNESSETH:

THAT the Grantors, for a valuable consideration to them in hand paid by the Grantee, receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell, convey, and transfer unto the Grantee in fee simple that certain tract, lot, or parcel of land located in Gulf Township, Chatham County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot(s) 135, as shown on the Map of Fairview Heights (Andrews Addition to Fairview), which map is recorded in Plat Book 8 at Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Together with a portion of a closed alley as shown in the recorded Resolution Book 2072 at Page 1046, Forsyth County Registry.

Being informally known as 1626 East Twenty Third Street, Winston-Salem, NC 27105 and also being known as Tax Lot 135 and 310, Block 1477 and PIN 6836-84-5752.00 as shown on the records of the Forsyth County Tax Office.

Being that same property conveyed to Bobby Cuthbertson and wife, Myrya Cuthbertson by deed recorded in Deed Book 3297, Page 281, Forsyth County Registry.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantors covenant with the Grantee, that the Grantors are seized of said property in fee simple, have the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights of way, restrictions of record and 2021 ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing and have hereunto set their hands and seals as of the day and year first above written.

*Bobby J. Cuthbertson* (SEAL)  
Bobby Cuthbertson

*Myrya Cuthbertson* (SEAL)  
Myrya Cuthbertson

STATE OF NORTH CAROLINA  
COUNTY OF RANDOLPH

I, the undersigned Notary Public of the County or City of RANDOLPH and State aforesaid, certify that Bobby Cuthbertson and Myrya Cuthbertson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposed therein expressed. Witness my hand and Notarial stamp or seal this 30 day of June, 2021.

*Ralph A. Evans*  
Ralph A. Evans Notary Public  
Notary's Printed or Typed Name

My Commission Expires: 7/6/2025  
(Affix Seal)

