

2023040083 00067

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$146.00

PRESENTED & RECORDED
11/27/2023 12:07:55 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3783
PG: 592 - 593

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$146.00

Parcel Identifier No. 6836-84-5752.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee: 8310 Pine Oak Road, Waxhaw NC 28173-9366

This instrument was prepared by: Geoffrey C. Hemenway.

Brief description for the Index: Lot 135, Fairview Heights PB 8/88

THIS DEED made this 18 day of November, 2023, by and between

GRANTOR	GRANTEE
Enaps, LLC, a North Carolina Limited Liability Company	Pinto Bean I LLC, a North Carolina Limited Liability Company
4801 Glenwood Avenue, Suite 200 Raleigh NC 27612	Property Address: 1626 East Twenty Third Street Winston-Salem NC 27105
	Mailing Address: 8310 Pine Oak Road Waxhaw NC 28173-9366

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 situated in the City of Winston-Salem, _____ Township, Foryth 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 for Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3622, page 158.

A map showing the above described property is recorded in Map Book 8 , Page 88 .

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:

2024 Ad Valorem Taxes and subsequent years.
Conditions, Covenants, Restrictions, Easements and Rights of Way of record.

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

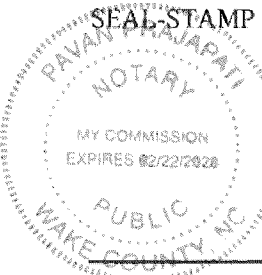
ENAPS, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY _____(SEAL)

(Entity Name)

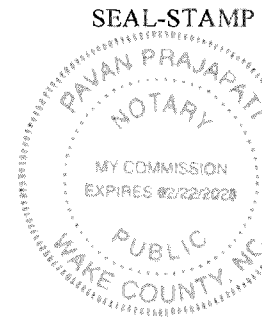
By: Kisha Jordan _____(SEAL)
Kisha Jordan
Title: Member/Manager

By: _____(SEAL)
Title: _____

By: _____(SEAL)
Title: _____



SEAL-STAMP State of North Carolina - County of wake
I, Pavan Prajapati, the undersigned Notary Public of the County and State aforesaid, certify that Kisha Renee Jordan personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of November, 2023.
My Commission Expires: 02/22/2028
Pavan Prajapati
Notary Public



SEAL-STAMP State of North Carolina - County of wake
I, the undersigned Notary Public of the County and State aforesaid, certify that Kisha Renee Jordan personally came before me this day and acknowledged that she is the Member/Manager of Enaps, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 18th day of November, 2023.
My Commission Expires: 02/22/2028
Pavan Prajapati
Notary Public