


**2024004609 00111**

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$500.00**

 PRESENTED & RECORDED  
 02-14-2024 03:56:58 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3793**  
**PG: 1-6**

This instrument was prepared by John R. Combs (Box #107)

Return to: Grantee @ 3906 Stafford Run Court, High Point, NC 27265

Revenue Stamps: \$500.00

PIN#: 6856-60-4674.000

NORTH CAROLINA     )  
                                   )  
 FORSYTH COUNTY     )

### GENERAL WARRANTY DEED

THIS DEED made this 13<sup>th</sup> day of February, 2024, by and between LAURA C. FORREST & HUSBAND, KEVIN FORREST, 3720 Apple Orchard Cove, High Point, NC 27265; CATHY C. WHEELER, Widow, 17 Folkstone Drive, Greensboro, NC 27403 & HERMAN G. ENOCHS, JR., Widower, 1207 Hammel Road, Greensboro, NC 27408, (hereinafter referred to as "Grantors), to PRANJU, LLC, a North Carolina limited liability company, 3906 Stafford Run Court, High Point, NC 27265, (hereinafter referred to as "Grantee").

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **FORSYTH** County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

**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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: Rights of way, easements and restrictions of record, current year ad valorem taxes.

For further reference, see Forsyth County Estate file #'s: 16 E 863 & 21 E 2900.

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

The property being conveyed \_\_\_\_\_ does or   X   does NOT include the primary residence of at least one Grantor. (Per NCGS§105-317.2)

[SEE SIGNATURE PAGES ATTACHED]

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

Laura C. Forrest (SEAL)  
Laura C. Forrest

Kevin Forrest (SEAL)  
Kevin Forrest

STATE OF NORTH CAROLINA - County of Guilford

I, the undersigned, a Notary Public of Guilford County, State aforesaid, certify that Laura C. Forrest, either personally known to me or proven by satisfactory evidence, personally appeared before me, and acknowledged that she voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated.

Notary Public  
Witness my hand and official stamp or seal, this 13 day of February, 2024.  
Guilford County, NC  
Commission Expires 07-28-27  
(Seal)

My Commission expires:

07-28-27

Barbara S. Hardin  
Notary Public  
Printed Name: Barbara S. Hardin

STATE OF NORTH CAROLINA - County of Guilford

I, the undersigned, a Notary Public of Guilford County, State aforesaid, certify that Kevin Forrest, either personally known to me or proven by satisfactory evidence, personally appeared before me, and acknowledged that he voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated.

Notary Public  
Witness my hand and official stamp or seal, this 13 day of February, 2024.  
Guilford County, NC  
Commission Expires 07-28-27  
(Seal)

My Commission expires:

07-28-27

Barbara S. Hardin  
Notary Public  
Printed Name: Barbara S. Hardin

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

Cathy C. Wheeler (SEAL)  
Cathy C. Wheeler, Widow

STATE OF NORTH CAROLINA - County of Guilford

I, the undersigned, a Notary Public of Guilford County, State aforesaid, certify that Cathy C. Wheeler, Widow, either personally known to me or proven by satisfactory evidence, personally appeared before me, and acknowledged that she voluntarily signed the foregoing document for the purpose stated therein, and in the capacity indicated.

Witness my hand and official stamp or seal, this 13 day of February, 2024.

(Seal)

My Commission expires:

07-28-27

Barbara S. Hardin  
Notary Public  
Printed Name: Barbara S. Hardin

Barbara S. Hardin  
Notary Public  
Guilford County, NC  
Commission Expires 07-28-27

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal as of the day and year first above written.

Herman Glenn Enochs III, POA (SEAL)  
 Herman Glenn Enochs, III,  
 Attorney in Fact for  
 Herman Glenn Enochs, Jr.

STATE OF NORTH CAROLINA

COUNTY OF: Guilford

I, the undersigned, a Notary Public for the County of Forsyth and the State of North Carolina, do hereby certify that Herman Glenn Enochs, III, being personally known to me, or proven by satisfactory evidence, who is the attorney-in-fact for Herman Glenn Enochs, Jr., personally appeared before me this day, and being by me duly sworn, acknowledged that he voluntarily executed the foregoing and annexed instrument for and in behalf of the said Herman Glenn Enochs, Jr., and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 3791, Page 3930 in the Office of the Register of Deeds for Forsyth County, North Carolina filed on the 6th day of February, 2024, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Herman Glenn Enochs, III acknowledged the voluntary execution of the foregoing and annexed instrument for the purposes therein expressed for and behalf of the said Herman Glenn Enochs, Jr.

Witness my hand and seal, this the 13<sup>th</sup> day of February 2024.

  
 Notary Public

Printed name: Jordan Childers

My Commission expires:

5-23-24

JORDAN CHILDERS  
 NOTARY PUBLIC  
 Forsyth County  
 North Carolina  
 My Commission Expires MAY 23, 2024

## EXHIBIT "A"

The point of BEGINNING, being an existing iron pipe in the southeast corner of the City of Winston-Salem, Deed Book 1674, Page 1354, parcel #1 also said point of BEGINNING being located South  $89^{\circ} 44' 18''$  East 466.26 feet from a concrete monument in the southeast corner of a plat recorded in Plat Book 31, Page 130.

Thence from said point of BEGINNING, running North  $40^{\circ} 55' 57''$  East 898.13 feet to a solid iron pipe on the southern right of way of New Greensboro Road. Also being the northeast corner of the City of Winston-Salem in Deed Book 1674, Page 1354, Parcel #1. Thence along the southern right of way of New Greensboro Road the following courses & distances; South  $76^{\circ} 38' 05''$  East 52.63 feet; thence South  $83^{\circ} 14' 57''$  East 65.30 feet; thence  $77^{\circ} 26' 09''$  East 154.95 feet to an existing iron pipe in the western line of Getty NC Leasing Inc., Deed Book 1490, Page 1493; thence South  $27^{\circ} 10' 25''$  West 272.52 feet to an existing iron pipe; thence South  $58^{\circ} 29' 09''$  East 149.88 feet to an existing iron pipe; thence North  $27^{\circ} 13' 07''$  East 338.11 feet to an existing iron pipe located on the southern right of way of Linville Road; thence along the southern right of way South  $66^{\circ} 21' 30''$  East 291.12 feet to an existing iron pipe being the northwest corner of the City of Winston-Salem in Deed Book 1674, Page 1354, Parcel #2; thence South  $35^{\circ} 48' 30''$  West 607.50 feet to a concrete monument being the southwest corner of the City of Winston-Salem in Deed Book 1674, Page 1354, Parcel #2; thence North  $89^{\circ} 43' 05''$  West 924.25 feet the point of BEGINNING containing 11.18 acres (+/-) according to a survey by Wilson Surveying, Inc. dated 10-15-2009, Job #60518.