

2020012836 00031

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
 03/31/2020 08:23:54 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3516
PG: 58 - 59

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No.: 6807-24-5866 (Block 3631, Lot 059)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 4018 Rookwood Lane, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 59, Shattalon Lake Estates, Section 1

THIS DEED made this 26th day of March, 2020, by and between,

GRANTOR	GRANTEE
Z ENTERPRISES, LLC a North Carolina limited liability company	MARY A. BYRD and husband, WILLIAM BYRD
Mailing Address: 1005 Blakeford Court, Winston-Salem, NC 27106	Mailing Address: 4018 Rookwood Lane, Winston-Salem, NC 27106

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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. Fifty-Nine (59), as shown on the plat of SHATTALON LAKE ESTATES, SECTION NO. 1, plat of said property being recorded in Plat Book 21, Page 23, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 4018 Rookwood Lane, Winston-Salem, NC 27106

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3466, Page 3556, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 21, Page 23.

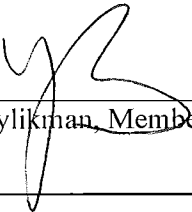
Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

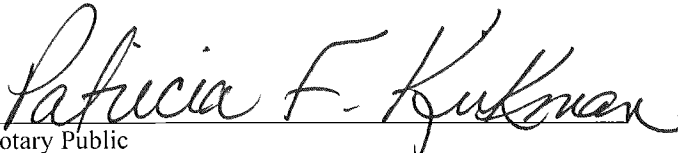
Z Enterprises LLC

By:  (SEAL)
Yuriy Zeylikman, Member/Manager

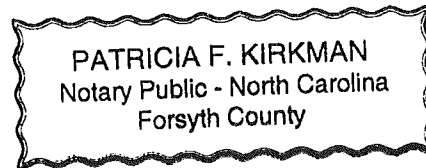
State of North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Yuriy Zeylikman, Member/Manager of Z Enterprises LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 3-26-2020


Notary Public

Patricia F. Kirkman
printed or typed name of Notary Public



My Commission Expires: 5/29/24