

2022003878 00093

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00
 PRESENTED & RECORDED
 01/25/2022 12:20:54 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3671**PG: 2322 - 2324****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$ 120.00
Parcel ID:	6827-83-1602.000
Mail/Box to:	Grantee
Property Address:	4206 Dellwood Drive, Winston-Salem, NC 27105
Prepared by:	This instrument prepared by Darren S. Cranfill, 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:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 25th day of January 2022 by and between:

GRANTOR	GRANTEE
<p>Guillermo Torres-Martinez and wife, Abril Castro-Zendejas 441 W 26th Street Winston-Salem, NC 27105</p>	<p>Luxor Transportation, Inc. 3515 Delane Drive Winston-Salem, NC 27101</p>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in **Forsyth** County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book **3346**, page **3799**.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 4, page 111.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2022 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Guillermo Torres-Martinez

Name: Guillermo Torres-Martinez

Entity Name

[Signature]

Name: Abril Castro-Zendejas

By: _____

Name: _____

Title: _____

Name: _____

Name: _____

By: _____

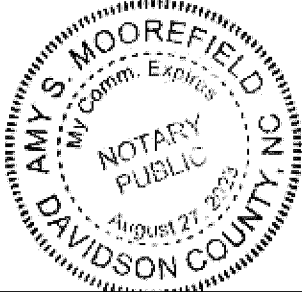
Name: _____

Title: _____

STATE OF NC, COUNTY OF Forsyth

I Amy S. Moorefield, a Notary of the above state and Davidson county, certify that the following person(s) personally appeared before me on the 25th day of January 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Guillermo Torres-Martinez and wife, Abril Castro-Zendejas.

Affix Notary Seal/Stamp



Amy S. Moorefield

Notary Public (Official Signature)

My commission expires: 8-27-2023

Exhibit "A"

BEGINNING at an iron stake on the West side of Dellwood Drive (formerly Columbus Drive), the Southeast corner of Lot No. 8 on the hereinafter mentioned map, running thence Westwardly with the South line of Lot No. 8 a distance of 150 feet to an iron stake; thence South 2 Degrees 10 Minutes West 217.90 feet to a stake in the West line of Lot No. 5; thence North 53 Degrees 45 Minutes East 190.70 feet to a stake on the West side of Dellwood Drive (formerly Columbus Drive); thence Northwardly with the West side of Dellwood Drive 99.70 feet to the beginning. Being all of Lot No. 7 and parts of Lots Nos. 5 and 6 as shown on the map of Alsbaugh property as recorded in Plat Book 4 at page 111 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description of said property.