

2022030708 00061

FORSYTH COUNTY NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED

06/29/2022 10:08:29 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3703

PG: 4397 - 4400

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No taxable consideration

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 5810 McGee Street Winston-Salem NC 27105

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. No title search requested or performed. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 23rd day of _____ March _____, 2022, by and between

GRANTOR	GRANTEE
LUXOR CONSTRUCTION, LLC A North Carolina Limited Liability Company	INDIGO GROUP, LLC, a North Carolina Limited Liability Company.

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:

SEE ATTACHED EXHIBIT A

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2022 and subsequent years.

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

LUXOR CONSTRUCTION, LLC



(SEAL)

BY: Alec B Raymundo Escobedo


ITS: Manager

State of NC
County of Forsyth

I, Stephanie N McFadden, the undersigned Notary Public of County and State aforesaid, certify that **Alec B Raymundo Escobedo** who is known to me and being by me duly sworn says that he is **Manager of Luxor Construction, LLC** a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Company.

WITNESS my hand and official stamp or seal, this 23rd day of March, 2022

My commission expires: July 4, 2024


Notary Public

SEAL

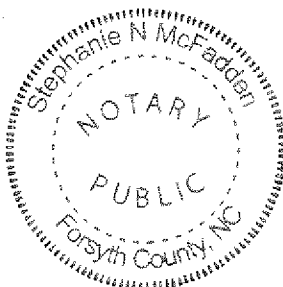
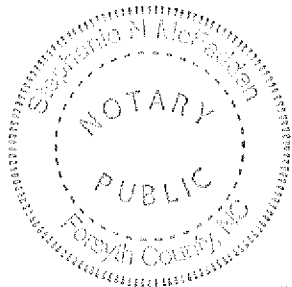


EXHIBIT A

TRACT ONE:

Lying and being in Winston Township of Forsyth County and beginning at an iron pipe placed, said iron placed being in the Northeast right of way of 28th Street, being located at the Southeast corner of railroad property known as Pin # 6836-56-5587, being located S 61°03'24"E 26.33' from the intersection of the Southeast right of way of the railroad, being located S 40°14'17"W 205.97' from the fire hydrant located near the West right of way of Liberty Street, and being located at the point and place of BEGINNING.

Running thence with the common line between properties known as Pin # 6836-56-5587 and Pin # 6836-56-6659, N 15°20'13"E 39.97' to an iron pipe placed;

Continuing thence with the common line between properties known as Pin # 6836-56-5587 and Pin # 6836-56-6659, N 77°37'09"W 25.95; to an iron placed in the Southeast right of way of the Railroad right of way;

Running thence with the Southeast right of way of the railroad, N 14°45'53"E 353.89' to an iron pipe placed at the Northwest corner of Pin # 6836-56-6867;

Running thence with the North property line of Pin # 6836-56-6867, N 86°29'35"E 37.48' to an iron pipe placed in the West right of way of Liberty Street;

Running thence with the West right of way line of Liberty Street, S 03°34'56"E 397.75' to and iron pipe placed in the West right of Liberty Street and at the Northwest corner of Pin # 6836-56-6593;

Running thence with the North right of way of Pin # 6836-56-6593, S 86°28'14"W 100.33' to an iron pipe placed;

Running thence with the West property line of Pin 6836-56-6593, S 00°42'01"E 6.53; to a point in the North right of way of 28th Street;

Running thence with the North right of way line of 28th Street, N 60°45'06"W 43.11' to an iron pipe placed at the point and place of BEGINNING.

The property described above contains 39,327 square feet (0.903 acre) and is based on a map prepared by Kale Engineering. Map is titled Boundary Survey For Luis Peralta, dated 01/03/22, and numbered 21147.

0 Liberty Street Winston-Salem, NC

TRACT TWO:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina and fronting 50 feet on the west side of Waterbury Street, and of that width extending back westwardly 150 feet between parallel lines and being known and designated as Block 1847, Lot 003, on the west side of Waterbury Street on the map of property of R.G. Burge and Hunter Ferguson, recorded in Plat Book 14, Page 36, reference to which said map is hereby made for a more particular description. All in Forsyth County.

TAX PARCEL NO. 6844-42-8877.000

Property Address: 2606 Waterbury Street, Winston-Salem, NC 27107

TRACT THREE:

Being all of Lot 4, Block A of Robinhood Trails, Section 1 as per plat thereof recorded in Plat Book 18, Page 49 in the Office of the Register of Deeds of Forsyth County, North Carolina.

TAX PARCEL NUMBER: 6816-42-3054.000

5321 Silas Creek Parkway, Winston-Salem, NC 27106

TRACT FOUR:

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.

Property Address: 4206 Dellwood Drive, Winston-Salem, NC 27105

PIN No. 6827-83-1602.00