

2023016463 00028

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$211.00

PRESENTED & RECORDED
05/18/2023 09:50:24 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3754
PG: 2377 - 2379

Amount of Excise Tax Due: \$ 211.00

Tax ID#: 6837-12-6919

Recordation Requested By/Return to:

This Instrument Prepared By:

REGINALD HARRION, ATTORNEY AT LAW, Bar No. 58498
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED, dated the 11 day of May, 2023 by and between

GRANTOR	GRANTEE
THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1	LUXOR CONSTRUCTION, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
Address: 14405 WALTERS RD., #200, HOUSTON, TX 77014	Address: 1043 MILL DRIVE, WINSTON SALEM, NC 27127

Notice per NCGS §105-317-2: The property does not include the primary residence of Grantor. This instrument was prepared without the benefit of a title examination.

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 valuable consideration **Zero and 00/100 Dollars (\$0.00)**, paid by the Grantee, the receipt, 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 31 AS SHOWN ON THE MAP OF THE NADING [PREVIOUSLY ERRONEOUSLY CALLED NADINC] AND WADDILL PROPERTY AS RECORDED IN PLAT

submitted electronically by "Darren S Cranfill Attorney At Law PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BOOK 9 AT PAGE 174 IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA, TO WHICH MAP FURTHER REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1 FROM PRISCILLA J. GENTRY, AN UNMARRIED PERSON, IN A DEED DATED AUGUST 17, 2022 AND RECORDED AUGUST 22, 2022, IN BOOK RE-3713 PAGE 3290.

Parcel ID: 6837-12-6919

Address: 3912 WADDILL STREET, WINSTON SALEM, NC 27105

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 has done nothing to impair such title as Grantor received, and grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Subject to easements, restrictions, and rights of way of record.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this instrument was executed by the undersigned Grantor on this 11 day of May, 2023

THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1 BY: MORTGAGE ASSETS MANAGEMENT LLC, ATTORNEY IN FACT

X [Signature]
Name: Carine Fol
Title: Sr. Vice President

STATE OF TX)
) SS.
COUNTY OF Harris)

I, a Notary Public of the County and State aforesaid, certify that Carine Fol as the Sr. Vice President of MORTGAGE ASSETS MANAGEMENT LLC, ATTORNEY IN FACT AS ATTORNEY IN FACT FOR THE BANK OF NEW YORK MELLON AS CO-TRUSTEE FOR MORTGAGE EQUITY CONVERSION ASSET TRUST 2010-1, its Sr. Vice President, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this May day of 11, 2023.

(seal)

Karen Maples
Notary Public
Printed Name: Karen Maples
My Commission Expires: 05/01/2025

