

2023017263 00062

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$124.00

PRESENTED & RECORDED
 05/24/2023 12:04:42 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3755

PG: 2171 - 2172

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$124.00

PARCEL IDENTIFIER NO. 6844-18-4409

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Tryon Title Agency, LLC*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: 1600 Longview Dr.

THIS DEED made this ____ day of May, 2023, by and between

GRANTOR	GRANTEE
<p>Nutsch Enterprises LLC</p> <p>Mailing Address 3997 Doyle Rd Zebulon, NC 27597</p>	<p>Luxor Construction LLC</p> <p>Property Address: 1600 Longview Dr. Winston Salem, NC 27107</p> <p>Mailing Address 1043 Mill Dr. Winston Salem, NC 27127</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lots No. 425 and 426 as shown on the Map of LONGVIEW DEVELOPMENT #2, which is recorded in Plat Book 1 at Page 39A in the Office of the Register of Deeds of Forsyth County, North Carolina to which map further reference is hereby made for a more particular description.

Property Address: 1600 Longview Dr Winston-Salem NC 27107
 Parcel ID: 6844-18-4409

All or a portion of the property herein conveyed (____) includes or (____) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **3660** at Page **1859**.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thercto belonging to the Grantee in fee simple.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Nutsch Enterprises LLC,

By: [Signature]
Name: Chad Nutsch
Title: President

STATE OF TEXAS
COUNTY OF ECTOR

I certify that the following persons personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument on behalf of **Nutsch Enterprises LLC**, as its President: **Chad Nutsch**

Witness my hand and Notarial stamp or seal this 23rd day of MAY, 2023.

Notary Signature: [Signature]

Notary's Printed Name: PATRICIA NEVAREZ

My Commission Expires: 8/12/2026

