

**2023035190 00120**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$90.00

PRESENTED & RECORDED  
10/13/2023 02:17:19 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
BK: RE 3777  
PG: 1039 - 1040

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 90

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6836-96-8076.000

Mail after recording to: Grantee

This instrument was prepared by Kenneth S. Lucas, 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 proceeds.

THIS DEED made this 13 day of October 2023 by and between

**GRANTOR**

Richard M. Miller  
(widower)  
704 N. Trade Street  
Winston-Salem, NC Greensboro, NC 27105

**GRANTEE**

Luxor Construction, LLC  
Mailing Address:  
1043 Mill Drive  
Winston-Salem, NC 27127

Property Address: 2533 Ansonia Street, Winston-Salem, NC 27105

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 and more particularly described as follows:

BEING ALL of Lot 169, Map of Alexander Heights, as per plat recorded in Plat Book 1, at Page 36, in the Forsyth County Registry.

submitted electronically by "KENNETH S. LUCAS JR, ATTORNEY AT LAW"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1896, Page 2972, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 36 and referenced within this instrument.

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

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: Covenants & restrictions of record.

**IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.**

\_\_\_\_\_  
(ENTITY NAME)

Richard M. Miller (SEAL)  
Richard M. Miller

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

State of NC; County of: Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Richard M. Miller. Witness my hand and official stamp or seal, this the 13 day of October 2023.

My Commission Expires: 01/17/28

Kenneth S. Lucas Jr  
Notary Public

Print Notary Name: Kenneth S. Lucas Jr

