

2023037726 00155

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$288.00

PRESENTED & RECORDED
 11/03/2023 03:57:42 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3780
PG: 1604 - 1607

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$288.00

Parcel Identifier No. 6844-18-4409.000

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

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rachel M Starnes, a licensed North Carolina attorney, for Atlas Orange

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: Lots 425 & 426, Longview Development #2, PB 1 PG 39A

THIS DEED made the 25 day of October, 2023, by and between

GRANTOR	GRANTEE
<p style="text-align: center;">Luxor Construction LLC <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address: 1043 Mill Drive Winston-Salem, NC 27127</p>	<p style="text-align: center;">Lizbette Mercado Rivera, unmarried</p> <p>Property Address: 1600 Longview Drive Winston-Salem, NC 27107</p>

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 Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3755, Page 2171, Forsyth County Registry.

submitted electronically by "Orenstein 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.

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Luxor Construction LLC, an North Carolina Limited Liability Company

By: *Alec Raymundo* (SEAL)
Alec Raymundo, Owner

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Alec Raymundo, Owner of Luxor Construction LLC personally came before me this day and acknowledged that he/she is Owner of Luxor Construction LLC, a Limited Liability Company, and that he/she, as Owner, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 25 day of October, 2023.

Rebecca P. Ward
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

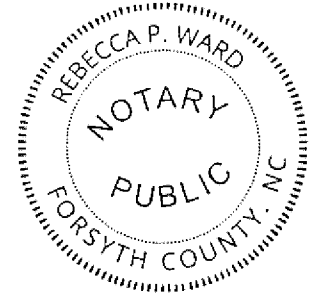


Exhibit "A"
Property of Lizbette Mercado Rivera, an unmarried woman
1600 Longview Drive

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.

The subject property is the same as that property described in Deed Book 3755, Page 2171, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-18-4409.000 on the Forsyth County Tax Maps.