

2023038939 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
 11/15/2023 12:44:44 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3781
PG: 3155 - 3157

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$170.00
Parcel ID:	6834-67-0026.000
Mail/Box to:	Grantee
Property Address:	351 Junia Avenue, Winston-Salem, NC 27127
Prepared by:	This instrument prepared by Darren S. Cranfill, a licensed North Carolina attorney. 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:	

THIS GENERAL WARRANTY DEED ("Deed") is made on the 8 day of November 2023, by and between:

GRANTOR	GRANTEE
RAL Properties, LLC A North Carolina Limited Liability Company 111 Berkeley Place Ct Winston Salem, NC 27106	Luxor Construction LLC A North Carolina Limited Liability Company 1043 Mill Dr Winston-Salem, NC 27127

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2546, page 1972.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 4, page 147.

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TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2023 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

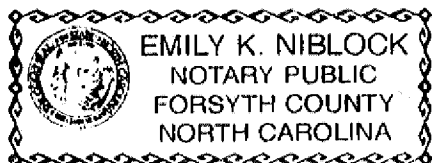
RAL Properties, LLC

By: R. Aubrey Linville, III, Member/Manager

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Emily K. Niblock, a Notary of the above state and Forsyth county, certify that the following person(s) personally appeared before me on the 8 day of November 2023 each acknowledging to me that ~~he or she~~ signed the foregoing document, in the capacity represented and identified therein (if any): R. Aubrey Linville, III, Member/Manager of RAL Properties, LLC.

Affix Notary Seal/Stamp



Emily K. Niblock

Notary Public (Official Signature)

My commission expires:

02/14/2027

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Exhibit "A"

Beginning at an iron stake on the north side of Junia Avenue, said point of beginning being 25 feet west of the northwest intersection of Vargrave Street and Junia Avenue, and running thence along the north side of Junia Avenue, north 77 degrees 58 minutes west 50 feet to a stake, the southeast corner of Lot No. 50; thence along the east line of Lot No. 50, north 11 degrees 02 minutes east 100 feet to a stake on the south side of an alley; thence along the south side of said alley south 77 degrees 58 minutes east 50 feet to a stake, the northwest corner of Lot No. 56; thence along the west line of Lot No. 56, south 11 degrees 02 minutes west 100 feet to the place of beginning. Being known and designated as Lots Nos. 52 and 54 in Block 42 as shown on the Plat of Winston-Salem Land and Investment Company, plat of said property being recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.