

**2024008650 00173**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$281.00**

PRESENTED &amp; RECORDED

03/20/2024 04:17:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3797

PG: 4343 - 4345

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$281.00

Parcel No. 6836-96-8076.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 2533 Ansonia Street Winston Salem, NC 27105

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Lot 169 Alexander Heights Plat Book 1, Page 36 Forsyth County, North Carolina.

THIS DEED made this 20th day of March 2024, by and between

GRANTOR	GRANTEE
<b>LUXOR CONSTRUCTION LLC a NORTH            CAROLINA LIMITED LIABILITY            COMPANY</b>	<b>JERMAINE JARVIS AND WIFE,            FELICIA SANDERS</b>
FORWARDING ADDRESS: <b>1043 MILL DRIVE            WINSTON-SALEM, NC 27103</b>	PROPERTY ADDRESS: <b><u>2533 ANSONIA STREET            WINSTON-SALEM, NC 27105</u></b>
PROPERTY ADDRESS IS NOT GRANTOR'S PRIMARY RESIDENCE	

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 attached Exhibit "A"**

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.

Submitted electronically by "Heather Kiger 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.

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 all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

*Alec Baldwin Raymundo Escobedo* (SEAL)  
**LUXOR CONSTRUCTION, LLC**  
**BY: ALEC BALDWIN RAYMUNDO-ESCOBEDO**  
**ITS: MEMBER MANAGER**

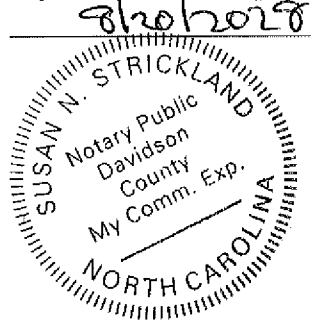
**NORTH CAROLINA**  
**FORSYTH COUNTY**

I, the undersigned Notary Public, do hereby certify that **ALEC BALDWIN RAYMUNDO-ESCOBEDO** personally appeared before me this day and acknowledged that he is (Member/Manager) of **LUXOR CONSTRUCTION, LLC**, a limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this 20<sup>th</sup> day of MARCH 2024.

*Susan H. Strickland*  
 Notary Public

My commission expires:



**Exhibit "A"**

**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.**