

**2024021268 00054**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$340.00**

PRESENTED & RECORDED  
 06/28/2024 11:30:00 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3813**  
**PG: 3779 - 3781**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$340
Parcel ID:	6825-50-9022.000
Mail/Box to:	Grantee
Property Address:	917 Lockland Ave., Winston-Salem, NC 27103
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:	Tract Lockland Ave

THIS GENERAL WARRANTY DEED ("Deed") is made on the 27 day of June, 2024, by and between:

GRANTOR	GRANTEE
<b>Faith B. Lockwood, unmarried</b> <b>2702 Fairlawn Dr., Apt. B</b> <b>Winston-Salem, NC 27103</b>	<b>Luxor Construction LLC</b> <b>a North Carolina Limited Liability Company</b> <b>1043 Mill Dr.</b> <b>Winston-Salem, NC 27127</b>

*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 1760, Page 2974

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 Map Book \_\_\_\_\_ Page \_\_\_\_\_

Page 1 of 2

NC Bar Association Form No. 3 © Revised 11/2020

Printed by Agreement with the NC Bar Association

Bar Form No. 3

North Carolina Bar Association – NC

North Carolina Association of Realtors, Inc. –

Standard Form 3

submitted electronically by "Darren S Cranfill Attorney At 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 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 2024 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.

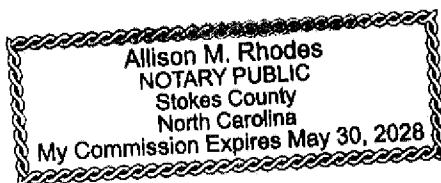
Faith B. Lockwood (Seal)  
Faith B. Lockwood

STATE OF North Carolina COUNTY OF Forsyth

I Allison M. Rhodes, a Notary of the State of the above State and County, certify that the following person(s) personally appeared before me on the 27 day of June, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Faith B. Lockwood

Witness my hand and official seal, this 27 day of June, 2024

Affix Notary Seal/Stamp



Allison M. Rhodes  
(Official Signature of Notary Public)

Allison M. Rhodes  
(Notary's printed or typed name)

My Commission Expires: May 30, 2028

## **EXHIBIT "A"**

**BEGINNING** at an iron stake in the Eastern right of way line of Lockland Avenue, said point being the Southwestern corner of the T.V. Angelo property as recorded in Deed Book 726, Page 107 in the Forsyth County Registry, North Carolina; thence from said beginning point along the southern line of T.V. Angelo (above referred to) South  $86^{\circ} 50'$  East 158 feet to an iron stake; thence South  $1^{\circ} 40'$  West 110 feet to an iron stake; thence South  $85^{\circ} 30'$  West 154.10 feet to an iron stake in the Eastern right of way line of Lockland Avenue; thence with said right of way line North  $0^{\circ} 14'$  West 120 feet to the point and place of **BEGINNING**, and being known as Lots 102 and 103, in Tax Block 1037A, on the Forsyth County Tax Maps.