

2024030752 00077

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$99.00

PRESENTED & RECORDED

09/11/2024 01:07:58 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3825**PG: 3462 - 3464**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$99.00**Parcel Identifier No.: 6826-93-4057.000**

Brief description for index: :

Mail deed/taxes after recording to Grantee: **1043 Mill Drive, Winston Salem, NC 27127**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 11th day of September, 2024 by and between**GRANTOR:**

SHO PROPERTY HOLDINGS, LLC, a North
 Carolina Limited Liability

Address: 648 Hanes Mall Blvd. #232
 Winston Salem, NC 27103

GRANTEE:

LUXOR CONSTRUCTION LLC - a North
 Carolina Limited Liability

Property Address: 927 Pittsburg Ave.
 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.

WITNESSTH, 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 herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **3738**, Page **4086**, **FORSYTH** County Registry.

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

Submitted electronically by "Patti D Dobbins, 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.

A map showing the above described property is recorded in Plat Book __, Pages __, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

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 by authority of its Board of Directors, the day and year first above written.

SHO PROPERTY HOLDINGS, LLC:

By:

Yussef Gilkey
YUSSEF GILKEY

Title: Managing Member

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that YUSSEF GILKEY personally came before me this day and acknowledged that he/she is Managing Member of SHO PROPERTY HOLDINGS, LLC , and acknowledged, on behalf of SHO PROPERTY HOLDINGS, LLC , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>11th</u> day of <u>September</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

BEGINNING at an iron stake in the northern right-of-way line of Glenn Avenue (formerly Woodrow Boulevard) 100 feet east of the northeast corner of the intersection of Glenn Avenue and North Cherry Street, and running from the said beginning stake eastwardly with the northern right-of-way line of Woodrow Boulevard 50 feet to an iron stake; thence, northwardly, 146.2 feet to an iron stake; thence westwardly 42.5 feet to a point; thence southwardly 134 feet to the BEGINNING.

Being known and designated as a southeast portion of lots 5 and 6, Block 21, "North Cherry Street Development Company", plat of which is recorded in Plat Book 4 at Page 54 and 55, in the Office of the Register of Deeds of Forsyth County, NC, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 927 PITTSBURG AVE., WINSTON SALEM, NC 27105

PARCEL ID #: 6826-93-4057.000