

2024043070 00078

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$700.00

PRESENTED & RECORDED
 12/19/2024 02:23:39 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3841
PG: 2739 - 2740

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No.: 6824-37-4695 (Block 2291, Lot 037A)

Mail tax bills to Grantee: 1412 Miller Street, Winston-Salem, NC 27103

This instrument was prepared by: T. Thomas Kangur, Jr., 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: part of Lot 7, E.C. Alspaugh property

THIS DEED made this 19 day of December, 2024 by and between,

GRANTOR	GRANTEE
<p>LUXOR CONSTRUCTION LLC a North Carolina limited liability company</p> <p>Mailing Address: 1043 Mill Drive, Winston-Salem, NC 27127</p>	<p>KEVIN ROBERT LARSON and wife, ADDISON STANCIL LARSON</p> <p>Mailing Address: 1412 Miller Street, Winston-Salem, NC 27103</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:

BEGINNING at an iron stake on the west side of Miller Street and being the southeast corner of Lot No. 6 as shown on the map of the E. C. Alspaugh Property as recorded in Plat Book 11, Page 112, in the Office of the Register of Deeds of Forsyth County, North Carolina, and running thence South 3 deg. 15' West 52 feet to an iron stake, being the northeast corner of Lot No. 8 of the aforementioned property; thence running North 89 deg. 19' West 200 feet to an iron stake; thence North 3 deg. 15' East 62 feet to an iron stake; thence South 89 deg. 19' East 200 feet to an iron stake, the point and place of BEGINNING and being the eastern portion of Lot No. 7 as shown on the aforementioned map.

Property address: 1412 Miller Street, Winston-Salem, NC 27103

The property does not include the primary residence of the Grantor.

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3818, Page 3287, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 11, Page 112.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Luxor Construction LLC
a North Carolina limited liability company

By: Alec B Raymundo
Alec B. Raymundo, Manager ✓

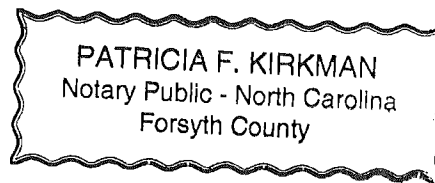
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Alec B. Raymundo, Manager of Luxor Construction LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 12/19/24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29