

2025003248 00090

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 02/03/2025 01:24:10 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3846
PG: 4376 - 4378

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$250
Parcel ID:	6834-56-8315.000
Mail/Box to:	Grantee
Property Address:	348 E Sprague Street, 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:	Lot 45 and 47, Winston-Salem Land & Investment Co., Block 52

THIS GENERAL WARRANTY DEED ("Deed") is made on the 3 day of February, 2025,
 by and between:

GRANTOR	GRANTEE
<p style="text-align: center;">The Mary Jane Larabee Living Trust by Ellen L. Veach as Trustee</p> <p style="text-align: center;"><u>4261 Old Thomasville Road</u> <u>Winston-Salem, NC 27107</u></p>	<p style="text-align: center;">LUXOR CONSTRUCTION LLC, a North Carolina limited liability company</p> <p style="text-align: center;"><u>1043 Mill Drive</u> <u>Winston-Salem, NC 27127</u></p>

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 1261, Page 927.

A map showing the Property is recorded in Map Book 4, Page(s) 147.

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

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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 2025 property taxes pro-rated to date of closing.

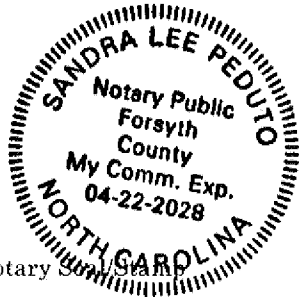
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

The Mary Jane Larabee Living Trust

Ellen L. Veach, Trustee (SEAL)
BY: Ellen L. Veach, Trustee

STATE OF NORTH CAROLINA - COUNTY OF Forsyth
I, Sandra Lee Peduto, a Notary Public of the State of North Carolina and County of Forsyth, certify that the following person(s) personally appeared before me on the 3 day of February, 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Ellen L. Veach, Trustee of The Mary Jane Larabee Living Trust.

Witness my hand and official seal, this 3 day of February, 2025.



Affix Notary Seal Stamp

Sandra Lee Peduto
(Official Signature of Notary Public)
Sandra Lee Peduto
(Notary's printed or typed name)
My Commission Expires: April 22, 2028

EXHIBIT "A"

Lying and being in Broadbay Township, south of Salem now Winston-Salem on the lands formerly owned by Winston-Salem Land & Investment Co. and BEGINNING; at a point 150 ft. west of the intersection of Sprague and Vargrave Sts.; thence southwardly 150 ft.; thence westwardly along an alley way 50 ft. thence northwardly 150ft. thence eastwardly 50 ft. to the beginning. Bounded east by lot No. 49, south by an alley way, west by lot No. 43, north by Sprague St, the same being designated on the plat of the Winston Land and Investment Co. as Lots Nos. 45 and 47 in Block 52. See also book 40 at page 375; book 43 at 464; book 45 at 325; Book 59 at 188; Book 71 at 101; Book 166 at 70 and Book 170 at page 21 in the office of the Register of Deeds for Forsyth County, N.C.