

2025008609 00087

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$680.00

PRESENTED & RECORDED

03/19/2025 01:32:03 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3853**PG: 2678 - 2680**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$680.00

Parcel Identifier No. 6825-50-9022.000 Verified by Forsyth County on the ____ day of _____, 2025

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Lockland Avenue

THIS DEED made this 18th day of March, 2025, by and between

GRANTOR

Luxor Construction, LLC, a North Carolina limited liability company

**1043 Mill Dr
 Winston-Salem, NC 27127**

GRANTEE

Sophie Maiocchi and spouse, Alexandre Guevel

**Property Address: 917 Lockland Avenue
 Winston-Salem, NC 27103**

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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3813, Page 3779, Forsyth County Registry.

submitted electronically by "Holton Law Firm"
 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 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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

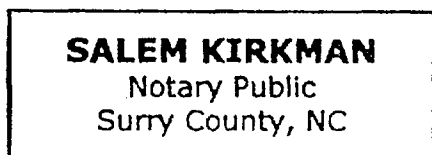
Luxor Construction, LLC

By: Alec B. Raymundo (SEAL)
Alec B. Raymundo, Member/Manager

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Alec B. Raymundo.

Date: March 18, 2025



Salem Kirkman
Notary Public

Salem Kirkman
Print Name

My commission expires: 08/15/2028

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° 50' East 158 feet to an iron stake; thence South 1° 40' West 110 feet to an iron stake; thence South 85° 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° 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.