

2025018267 00096

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$328.00

PRESENTED & RECORDED
 05/30/2025 12:47:20 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3866
PG: 1044 - 1046

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$328
Parcel ID:	6826-93-5069.000
Mail/Box to:	Grantee
Property Address:	919 Pittsburg Avenue, Winston-Salem, NC 27105
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 7A, Block 21, Cherry Street Development

THIS GENERAL WARRANTY DEED ("Deed") is made on the 27 day of May, 2025, by and between:

GRANTOR	GRANTEE
<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>	<p style="text-align: center;">Wayne J. Chapin and spouse, Lorraine J. Chapin</p> <p style="text-align: center;"><u>5701 Massey Branch Drive</u> <u>Rolesville, NC 27571</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 **3825**, Page **3439**.

A map showing the Property is recorded in Plat Book **4**, Page(s) **54A**.

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

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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 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.

LUXOR CONSTRUCTION LLC, a NC limited liability company

Alec B. Raymundo (SEAL)
BY: Alec B. Raymundo, Administrative Member

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Sandra Lee Peduto, a Notary of the State of North Carolina and County of Forsyth, certify that the following person(s) personally appeared before me on the ____ day of May, 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Alec B. Raymundo, Administrative Member of LUXOR CONSTRUCTION LLC.

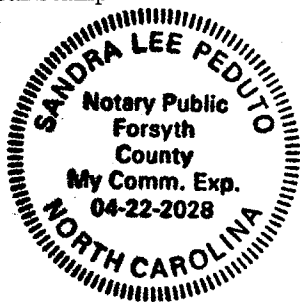
Witness my hand and official seal, this 27 day of May, 2025.

Sandra Lee Peduto
(Official Signature of Notary Public)

Sandra Lee Peduto
(Notary's printed or typed name)

Affix Notary Seal/Stamp

My Commission Expires: April 22, 2028



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EXHIBIT "A"

BEING known and designated as Lot 7-A in Block No. 21 as shown by a revised plat of Block No. 21 of Cherry Street Development recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Map Book No. 4 Page 54-A and being the same property conveyed to General Realty Company (as Tract 4) by North Cherry Development, Inc., by deed dated October 27, 1931 recorded in Book 325 Page 178, Forsyth County Registry (recorded in Book 435 Page 122).

PROPERTY ADDRESS: 919 PITTSBURG AVE., WINSTON SALEM, NC 27105
PARCEL ID #: 6826-93-5069.000