

2025018995 00139

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$350.00

PRESENTED & RECORDED

06/04/2025 02:57:58 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3867**PG: 1043 - 1045****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ **350.00**Primary Residence of Grantor: **No**Parcel Identifier No. 6826-93-4057.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: GranteeThis instrument was prepared by: Randall L. Perry, 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: _____

THIS DEED made this 28th day of May, 2025, by and between

GRANTOR	GRANTEE
LUXOR CONSTRUCTION LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 1043 MILL DRIVE WINSTON SALEM, NC 27127	DALILA AGUILAR ALVARADO, UNMARRIED 927 PITTSBURG AVENUE 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.

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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book **3825**, Page **3462**.

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James Williams & Co., Inc.
www.JamesWilliams.com

submitted electronically by "The Law Offices of Randall L. Perry, 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 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:

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

LUXOR CONSTRUCTION LLC
(Entity Name)

Alec B. Raymundo (SEAL)

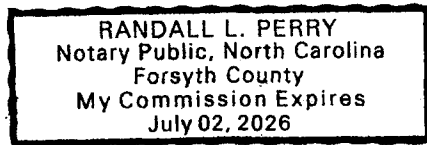
By: Alec B. Raymundo
Title: Managing Member

State of North Carolina - County of Forsyth

I, Randall L. Perry, the undersigned Notary Public, certify that ALEC B. RAYMUNDO personally came before me this day and acknowledged that he is the Managing Member of LUXOR CONSTRUCTION LLC, a North Carolina Limited Liability Company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 28th day of May, 2025.

(Affix Notary Stamp Below)



Randall L. Perry
Randall L. Perry, Notary Public

My Commission Expires: 7-2-2026

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

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 Avenue
Winston-Salem, NC 27105**