## 2025036822 00068

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$360.00 PRESENTED & RECORDED 10/16/2025 12:39:11 PM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA BOOE, DPTY

BK: RE 3890 PG: 2302 - 2304

## NORTH CAROLINA GENERAL WARRANTY DEED

	Primary Residence of Grantor: No			
Parcel Identifier No. <u>6826-93-4003.000</u> By:	Verified by		day of	_, 20
Mail To: Grantee				
This instrument was prepared by: Randal closing attorney to the county tax collected Brief description for the Index:	or upon disbursement of	closing proceeds.		y the
THIS DEED made this 15 <sup>th</sup> day of	f <u>October</u> , 2025, by a	nd hetween		
		and octween		
GRANTOR	R	nd between	GRANTEE	

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 <u>Forsyth</u>, 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 3485.

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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	
before me this day and acknowledged that he is the	
(Affix Notary Stamp Below)	
RANDALL L. PERRY Notary Public, North Carolina Forsyth County My Commission Expires July 02, 2026	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 regis page hereof.	tered at the date and time and in the Book and Page shown on the first
Register of Deeds for	County

By: \_\_\_\_\_\_ Deputy/Assistant - Register of Deeds

## **EXHIBIT A**

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina and BEGINNING at an iron stake on the northside of Glenn Avenue, said stake being distant eastwardly 45' from the northeast intersection of Glenn Avenue and North Cherry Street, thence along the north side of Glenn Avenue eastwardly 55' to an iron stake, southwest corner of Lot Number 6 on the hereinafter mentioned map; thence northwardly 50' to an iron stake; thence westwardly 55' to an iron stake; thence southwardly 50' to an iron stake on the north side of Glenn Avenue, the place of BEGINNING. The same being a part of Lot 5A, Block 21, on map of revision of part of Blocks 21 and 16 of North Cherry Street development, as recorded in Plat Book 4, Page 54A in the Office of the Register of Deeds of Forsyth County, North Carolina.

**Property Address: 931 Pittsburg Avenue** 

Winston-Salem, NC 27105