

2025036822 00068

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

Excise Tax: **\$ 360.00**Primary Residence of Grantor: **No**Parcel Identifier No. **6826-93-4003.000** Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: Grantee

This 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 15th day of October, 2025, by and between

GRANTOR	GRANTEE
LUXOR CONSTRUCTION LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 3640 WYANDOTTE AVENUE WINSTON SALEM, NC 27127	K5 CAROLINA, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY 116 S CLIFFDALE DRIVE WINSTON SALEM, NC 27104

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 **3485**.

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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)

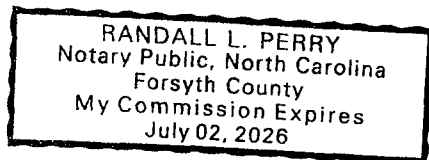
By: Alec B. Raymundo
Title: Managing Member

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 15th day of October, 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

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**