

2022030621 00227

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$80.00

PRESENTED & RECORDED
 06/28/2022 04:35:31 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3703
PG: 3921 - 3923

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

PARCEL IDENTIFIER NO. 6836-27-6813

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2022
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR TITLE (*Lion Title Insurance*)

RETURN TO: 24 HOUR TITLE 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 23rd day of June, 2022, by and between

GRANTOR	GRANTEE
<p>LeVerne Brown, unmarried (Heir of James O Brown and Doris B Brown)</p> <p>Mailing Address: <i>3161 Flanders Dr. Winston-Salem, N.C. 27105</i></p>	<p>Serve-U-Best Realty LLC, a Utah Limited Liability Company</p> <p>Property Address: 2941 NE Gilmer Ave. Winston Salem, NC 27105</p> <p>Mailing Address: 936 W Temple Rim Lane Payson, UT 84651</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

See Attached Exhibit A

All or a portion of the property herein conveyed () includes or () does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **936** at Page **630**.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

Submitted electronically by "Harry Marsh Law"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

LeVerne Brown
LeVerne Brown

STATE OF North Carolina

COUNTY OF Randolph

I certify that **LeVerne Brown**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 23rd day of June, 2022.

Notary Signature: Christie J. Devine

Notary's Printed Name: Christie J. Devine

[Notarial Seal]

My Commission Expires: 4/19/2027

CHRISTIE J. DEVINE
Notary Public - North Carolina
Randolph County
My Commission Expires April 19, 2027

Exhibit A

BEING KNOWN AND DESIGNATED as Lot No. 117 as shown on the Map of Bon Air – Greenway Place, same being of record in Plat Book 8 at Page 109 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.

Property Address: 2941 NE Gilmer Ave Winston Salem NC 27105

Parcel ID: 6836-27-6813