

**2023032274 00049**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$775.00**PRESENTED & RECORDED  
09/20/2023 11:39:59 AM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST**BK: RE 3773**  
**PG: 3179 - 3181****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$775.00

Parcel Identifier No.: 6805-51-1102 (Block 3914, Lot 033); and 6815-55-2709 (Block 3802, Lot 032)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 2700 Country Club Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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 33 Queensbury Park; and Lot 32, Plat Book 10, Page 129

THIS DEED made this 20th day of September, 2023 by and between,

GRANTOR	GRANTEE
<p style="text-align: center;"><b>LOYCO INDUSTRIES, INC.</b> a North Carolina corporation</p> <p style="text-align: center;">Mailing Address: 334 S. Westview Drive, Winston-Salem, NC 27104</p>	<p style="text-align: center;"><b>BEST FRIENDS FOREVER INVESTMENTS, LLC</b> a North Carolina limited liability company</p> <p style="text-align: center;">Mailing Address: 2700 Country Club Road, Winston-Salem, NC 27104</p>

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

**See Exhibit A attached hereto and incorporated herein by reference**Property addresses: 109 Queensbury Road, Winston-Salem, NC 27104  
109 Anita Drive, Winston-Salem, NC 27104**The property does not include the primary residence of the Grantor.**Submitted electronically by "Kangur & Porter, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

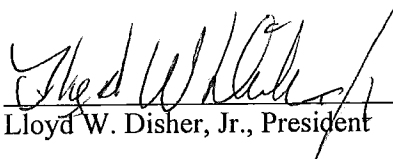
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2080, Page 1304, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 10, Page 21; and in Plat Book 10, Page 129.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Loyco Industries, Inc.  
a North Carolina corporation

By:   
Lloyd W. Disher, Jr., President

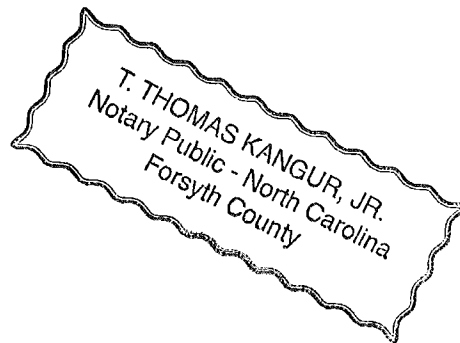
State of North Carolina, County Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Lloyd W. Disher, Jr., President of Loyco Industries, Inc.** a North Carolina corporation, and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 9/20/23

T. Thomas Kangur, Jr.  
Notary Public

T. Thomas Kangur, Jr.  
printed or typed name of Notary Public



My Commission Expires: 9/27/25

## Exhibit A

### Tract 1:

**Being known** as Lot Number 33, as shown on the map of QUEENSBURY PARK DEVELOPMENT, as recorded in Plat Book 19, Page 21, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being hereby made for a more particular description.

Tax Parcel Number: 6805-51-1102 (Block 3914, Lot 033)

Property Address: 109 Queensbury Road, Winston-Salem, NC 27104

### Tract 2:

**Being known and designated** as Lot 32 on the plat referenced in the Report of Commissioners recorded in Deed Book 498, Page 131, in the office of the Register of Deeds of Forsyth County, North Carolina, and recorded in Plat Book 10, Page 129, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference to said plat is hereby made for a more definite and particular description.

Tax Parcel Number: 6815-55-2709 (Block 3802, Lot 032)

Property Address: 109 Anita Drive, Winston-Salem, NC 27104