

**2024026376 00084**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$630.00**

PRESENTED & RECORDED  
08/07/2024 01:16:39 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3820**  
**PG: 1104 - 1107**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$630.00

Tax Parcel Identification Number: 6805-51-1102.000

This instrument was prepared by: Malia M. Williams, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 109 Queensbury Road, Winston Salem, NC 2710

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

Brief description for the Index: Lot 33, Queensbury Park Development

THJS DEED made this the 6<sup>th</sup> day of August, 2024

**GRANTOR**

**Best Friends Forever Investments, LLC,  
a North Carolina Limited Liability Company**

2700 Country Club Road  
Winston Salem, NC 27104

**GRANTEE**

**Rhonda M. Day (single)**

109 Queensbury Road  
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

submitted electronically by "Craige Jenkins Liipfert & walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

simple, all that certain lot or parcel of land situated in the County of **Forsyth**, State of North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For further reference see Deed Book 3773 at Page, 3179, Forsyth County Registry.

**THIS IS \_\_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE**

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:

- (1) Subject to easements and restrictions of record;
- (2) All matters shown on that Plat recorded in Plat Book 19, Page 21, Forsyth County Registry; and
- (3) Ad valorem taxes for 2024 and subsequent years

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

**GRANTOR:**

Best Friends Forever Investments, LLC,  
a North Carolina limited liability company

By:  (SEAL)

Printed Name: Kara Q. Helms

Title: Managing Member

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

*Kara Q. Helms*  
*Managing Member of Best of Friends Forever Investments, LLC*

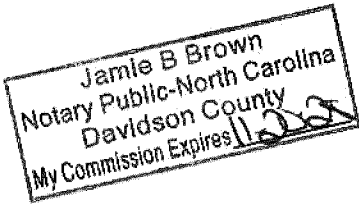
This 6 day of August, 2024

*Jamie B. Brown*  
Official Signature of Notary

(Official Seal)

*Jamie B. Brown*  
Notary's printed or typed name, Notary Public

My commission expires: 11/2028



**EXHIBIT "A"**

**(Description of the Property)**

**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.

**PARCEL ID: 6805-51-1102**

**PROPERTY ADDRESS: 109 QUEENSBURY ROAD, WINSTON-SALEM, NC 27104**

**FOR BACK TITLE REFERENCE, SEE DEED RECORDED IN BOOK 3773, PAGE 3179. FORSYTH COUNTY REGISTRY.**