

**2024034707 00022**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$296.00**

PRESENTED &amp; RECORDED

10/14/2024 09:15:44 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3830

PG: 3264 - 3267

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$296.00

Parcel Identifier No.: 6920-72-1975.000

Mail after recording to: GRANTEE

This instrument was prepared by: Sarah Young / Law Office of Sarah Young, PLLC,  
2235-D Lewisville-Clemmons Rd, Clemmons, NC 27012

Brief Description from the Index: Lot 117, Bon Air Greenway Place

THIS DEED made this 4th day of October, 2024, by and between

GRANTOR	GRANTEE
Serve-U-Best Realty LLC, a Utah Limited Liability Company	Rogelio Pioquinto Mendoza and Durcy Belem Carrera-Pineda, husband and wife
936 West Temple Rim Lane Payson, UT 84651	2941 Gilmer Ave Winston-Salem, NC 27105

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 \_\_\_\_\_, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Incorporated by Reference.**

The property herein described  is  is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3703, Page 3921, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 109, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Power, telephone and utility easements found of record or on ground appearing.

Taxes for the year 2024, now due and payable.

*(Signature Page to Follow)*

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Serve-U-Best Realty LLC, a Utah Limited Liability Company

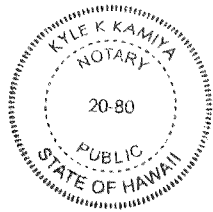
By: [Signature]  
Paul Snow Whiting, Managing Member

STATE OF Hawaii  
COUNTY OF Honolulu 355

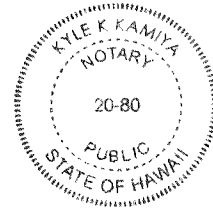
I, Kyle K. Kamiya, a Notary Public, certify that Paul Snow Whiting, Managing Member of Serve-U-Best Realty LLC personally came before me this day and acknowledged that he/she is Managing Member of Serve-U-Best Realty LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 03 day of October, 2024.

[Signature]  
Official Signature of Notary  
Printed name of Notary: Kyle K. Kamiya  
My Commission Expires: 03/22/2028



Doc. Date: 10/03/2024 # Pages: 3  
Notary Name: Kyle K. Kamiya 1st Circuit  
Doc. Description: North Carolina  
General Warranty Deed  
[Signature] 10/03/2024  
Notary Signature Date  
**NOTARY CERTIFICATION**



**Exhibit "A"**  
**Property Description**

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