

2017007708 00167

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$177.00
PRESENTED & RECORDED
02/28/2017 03:11:17 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3334
PG: 2441 - 2444

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$177.00

Parcel Identifier Number: SEE EXHIBIT A Tax ID or Block & Lot: SEE EXHIBIT A

Mail/Box to: Grantee at 3715 Brownstone Lane, Winston Salem, NC 27106

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: 4 Tracts

THIS DEED made this February 10, 2017 by and between

| GRANTOR | GRANTEE |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bush Investments, LLC Grantor Address: 832 Arbor Oakes Drive Winston Salem, NC 27104 | Frodo Ventures, LLC Buyer Address: 3715 Brownstone Lane Winston Salem, NC 27106 Property Address: 4 Properties - SEE EXHIBIT A |

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED SCHEDULE A

Submitted electronically by "The Elam Law Firm 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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2017 Ad Valorem Taxes not yet due and payable, utility easements, and unviolated restrictions of record.

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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

Bush Investments, LLC
(Corporate Name)

By: *Jason M Bush* (SEAL)
Jason M Bush, Manager

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Jason M Bush, Manager of Bush Investments, LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 20 day of February, 2017.

Brian H. Elam
Notary Public
My Commission Expires: 10/3/17

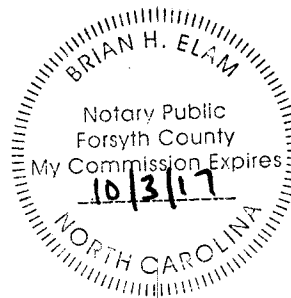


EXHIBIT A – LEGAL DESCRIPTION TO FRODO VENTURES LLC**TRACT 1 – 1435 Dellabrook**

Tax Block & Lot: 0455 008H
Parcel ID: 6836-92-3558.00

Property Address: 1435 Dellabrook Road
Winston Salem, NC 27105

Prior Deed: Deed Book 2972, Page 2820, Forsyth County Registry

Legal Description:

Beginning at iron stake on the East line of Mickey Mill Road, the northwest corner of Lot No. 7; thence along the East side of Mickey Mill Road North 70 feet to an iron stake, the southwest corner of Lot No. 9; South 15 deg. East 150.0 feet to an iron stake in the West line of Lot No. 5; thence along the west line of Lot No. 5 South 71 deg. West 20 feet to an iron stake, the northeast corner of Lot No. 7; thence North 34 deg. 50' West along the North line of Lot No. 7 132.5 feet to the place of beginning. Being known and designated as Lot No. 8, as shown on the plat of it. Duke Hay Property, plat of said property being recorded in Plat Book 3, Page 85. The above lot is a part of subdivision of Lots 4 through 7, as shown on the Map of Shady Mount, plat of Shady Mount being recorded in Plat Book 3, Page 24 A.

TRACT 2 – 913 Gray Ave

Tax Block & Lot: 0436 313
Parcel ID: 6835-89-6812.00

Property Address: 913 Gray Avenue
Winston Salem, NC 27104

Prior Deed: Deed Book 2954, Page 3972, Forsyth County Registry

Legal Description:

Being known and designated as Lot 313 on the Map of North Cameron Park Addition as recorded in Plat Book 8, Page 217, of the Forsyth County Registry, reference to which is hereby made for a more particular description. Together with improvements located thereon; said property located at 913 Gray Avenue, Winston Salem, North Carolina.

TRACT 3 – 2313 Greenway Ave

Tax Block & Lot: 1654 106
Parcel ID: 6836-24-4201.00

Property Address: 2313 Greenway Avenue
Winston Salem, NC 27101

Prior Deed: Deed Book 2919, Page 0110, Forsyth County Registry

Legal Description:

BEGINNING at an iron stake on the east line of Greenway Avenue, the northwest corner of Lot 104; running North with the east line of Greenway Avenue 50 feet to an iron stake, the southwest corner of Lot 107; thence Eastwardly with the south line of Lot 107, 72 feet to an iron stake in the west line of Lot 105; thence Southwardly with the west line of Lot 105, 39.7 feet to an iron stake, the northeast corner of Lot 104; thence Westwardly with the north line of Lot 104, 61.88 feet to the place of BEGINNING, and being known and designated as the northwest portion of Lot 3 and the southwest portion of Lot 4, Block C as shown on plat of Greenway Place, Revised, plat of said property being recorded in Plat Book 7, page 47 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

TRACT 4 – 834 Goldfloss

Tax Block & Lot:
Parcel ID:

Property Address: 834 Goldfloss Street
Winston Salem, NC 27107

Prior Deed: Deed Book 3050, Page 4094, Forsyth County Registry

Legal Description:

BEGINNING at a point on the South side of Goldfloss Street, said point being 150 feet West of the west side of Dean Street (now known as Frances Street), also being the Northwest corner of Lot No. 48, running thence along the South side of Goldfloss Street, West 50 feet to a point, the Northeast corner of Lot No. 50; thence along the East line of Lot No. 50, South 150 feet to a point on the North side of a 15-foot alley; thence along the North side of said alley, East 50 feet to a point, the Southwest corner of Lot No. 48; thence North along the West line of Lot No. 48, 150 feet to the place of BEGINNING. Being Lot No. 49 as shown on the plat of the Hahn Property, recorded in Plat Book 7, page 21, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.