

**2018044407 00048**

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

**\$51.00**

PRESENTED & RECORDED  
11/16/2018 09:53:56 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY

**BK: RE 3434**

**PG: 2697 - 2699**

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

Excise Tax: \$ 51.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6826-73-9705.000

Mail after recording to: GRANTEE @ ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 8 day of NOVEMBER 2018 by and between

**GRANTOR**

**CR 2018 LLC**

333 WESTCHESTER AVE., WEST BUILDING, STE W2100  
WHITE PLAINS, NY 10604

**GRANTEE**

**RUNAWAY DOG PRODUCTIONS LLC**

MAILING ADDRESS: 5550 FOLKSTONE RD., PFAFFTOWN, NC 27040  
PROPERTY ADDRESS: 905 ROOSEVELT ST., 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 the City of Winston-Salem, WINSTON SALEM Township, Forsyth County, North Carolina, and more particularly described as follows:

**SEE ATTACHED LEGAL DESCRIPTION**

Submitted electronically by "Law Office of Clint Calaway"  
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 instrument recorded in Book 3429, Page 2268.

A map showing the above described property is recorded in Plat Book 8, Page 9.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

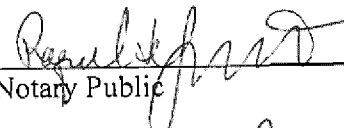
CR 2018 LLC

X  
  
BY: VICTOR NAAR- MANAGER (SEAL)

New York  
~~NORTH CAROLINA~~ Westchester COUNTY

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 therein and, in the capacity, indicated: VICTOR NAAR AS MANAGER FOR CR 2018 LLC Grantor(s). Witness my hand and official stamp or seal, this the 8 day of November, 2018.

My Commission Expires: 9/17/2022

  
Notary Public

Print Notary Name: Raquel de Souza.

RAQUEL HELENA DESOUZA  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01DE6380847  
Qualified in Westchester County  
My Commission Expires 09-17-2022

## EXHIBIT A

BEGINNING at an iron in the northern right-of-way line of Roosevelt Street, said Iron being the southwest corner of lot 12 as shown on Map of Boston Heights as recorded in Plat Book 8 at Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the northern right-of-way line of Roosevelt Street, North  $88^{\circ} 15' 00''$  West 50.00 feet to a nail, the southeast corner of lot 10 as shown on the aforementioned plat; thence along the east line of the aforesaid lot 10 North  $01^{\circ} 44' 34''$  East 144.31 feet to an Iron; thence South  $88^{\circ} 15' 00''$  East 50.00 feet to an Iron; thence South  $01^{\circ} 44' 34''$  West 144.31 feet to the point and place of BEGINNING. Being known and designated as lot 11 as shown on Map of BOSTON HEIGHTS as recorded In Plat Book 8 at Page 9 In the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated September 15,2000.

Together with improvements located thereon; said property being located at 905 Roosevelt St, Winston Salem, NC 27105 North Carolina