

**2023030977 00186**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$150.00**

PRESENTED & RECORDED  
09/08/2023 04:43:55 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3772**  
**PG: 1024 - 1026**

**GENERAL WARRANTY DEED**

Excise Tax: **\$150.00**

Tax Parcel ID No. 6836-24-4201.000 Verified by \_\_\_\_\_ County  
on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, 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:

THIS DEED, made this the 8th day of September, 2023, by and between

**GRANTOR:**

Frodo Ventures, LLC  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as **Grantor**) and

**GRANTEE:** Equity Trust Co Custodian FBO Kim Dubin IRA

whose mailing address is 2545 Briarglen Road, Acton, CA 93510  
(herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3334 Page 2441, and being reflected on plat(s) recorded in Map/Plat Book 7, page/slide 47.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

Frodo Ventures, LLC

By: [Signature] \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Robert J. Parent, Member/Manager \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of NC  
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
Robert J. Parent, Member/Manager of Frodo Ventures, LLC

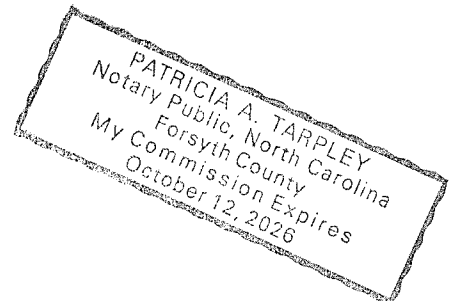
\_\_\_\_\_[insert name(s) of principal(s)].

Date: 9-9-23

[Signature]  
Patricia A Tarpley Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
10/12/2026

(Official/Notarial Seal)



State of \_\_\_\_\_  
County of \_\_\_\_\_

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

\_\_\_\_\_[insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

(Official/Notarial Seal)

**Exhibit A**

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.

Property Address: 2313 Greenway Avenue, Winston-Salem, NC 27101