

**2024021537 00102**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$290.00**PRESENTED & RECORDED  
07/01/2024 02:18:44 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3814**  
**PG: 930 - 932**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 290.00

Parcel Identifier No. 6826-73-9705.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., 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.

Brief description for the Index: Lot 11 Boston Heights

THIS DEED made this 1<sup>st</sup> day of July, 2024, by and between

GRANTOR

GRANTEE

**Runaway Dog Productions, LLC, a dissolved North Carolina liability company****Nathan John Pascale, unmarried****5550 Folkstone Road  
Pfafftown, NC 27040****905 Roosevelt Street  
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 Grantor's interest in and to that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3434, Page 2697, Forsyth County Registry.

This deed is being executed by the sole member and manager of Runaway Dog Productions, LLC, a dissolved North Carolina limited liability company, pursuant to NCGS 57D-6-07 as an act of winding up the dissolved limited liability company.

submitted electronically by "Holton Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

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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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Runaway Dog Productions, LLC

By: Cynthia L Hill (SEAL)  
Cynthia L. Hill, Member/Manager

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 therein and in the capacity indicated: Cynthia L. Hill.

Date: 07/01/2024

Michelle Jimenez Dimas  
Notary Public

Michelle Jimenez Dimas  
Print Name

My commission expires: 09/25/2028

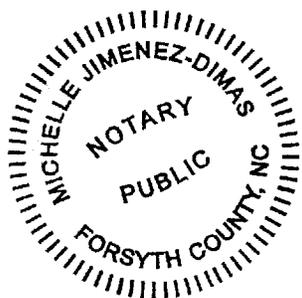


Exhibit A

**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