

2025012842 00214

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED
04/21/2025 04:15:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3859
PG: 166 - 170

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

PIN#: 6855-29-1413.000

Property Address: 3305 New Greensboro Rd. Winston-Salem, NC 27101

Mail after recording to: Grantee at mailing address below.

This instrument was prepared by: CLINT CALAWAY, 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.

No title search performed or requested. No tax advice given or requested. No current survey provided.

THIS DEED made this 17th day of April 2025 by and between

GRANTOR

W. Avalon Potts and wife, Marilyn W. Potts

3201 Centre Park Blvd. Winston-Salem, NC 27107

GRANTEE

RLS Adventures LLC

A North Carolina Limited Liability Company

Property Address: 3305 New Greensboro Rd. Winston-Salem, NC 27101

Mailing Address: 848 Osprey Ridge Road Winston-Salem, NC 27106

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 and more particularly described as follows:

See Attached Exhibit A.

Property Address: 3305 New Greensboro Rd. Winston-Salem, NC 27107

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 2043, Pages 3536-3538, Forsyth County Registry.

The above-described property does include the primary residence of the Grantor.

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, save and except easements, restrictions, and rights of way as appear of record, and 2025 city-county ad valorem taxes, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

Marilyn W. Potts (SEAL)
Marilyn W. Potts

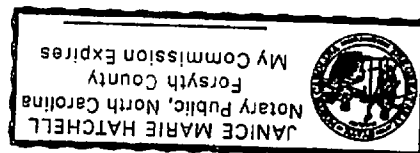
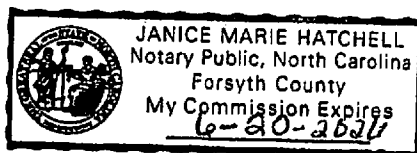
W. Avalon Potts, by and through his Attorney in fact, Phillip Fuller (SEAL)
W. Avalon Potts, by and through his Attorney in fact, Phillip Fuller

STATE OF North Carolina
 COUNTY OF Forsyth

I, Janice Marie Hatchell, a Notary Public of Forsyth County, State of North Carolina, certify that **Marilyn W. Potts**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 17 day of April 2025.

Janice Marie Hatchell
 Notary Public
 Print Notary Name: Janice Marie Hatchell
 My Commission Expires: June 20, 2026



STATE OF NC
 COUNTY OF Forsyth

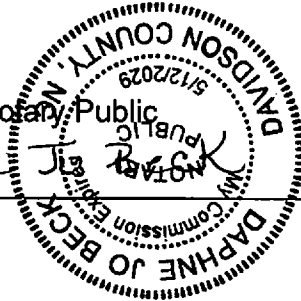
Daphne Jo Beck, a Notary Public for said County and State, do hereby certify that Phillip Fuller, Attorney-in-fact for W. Avalon Potts, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of W. Avalon Potts, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, on the 16th day of January, 2025 in Deed Book 3844, page 3275-3286, and this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Phillip Fuller acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said W. Avalon Potts.

Witness my hand and official seal, this the 17 day of April, 2025.

Daphne Jo Beck, Notary Public

Printed Name of Notary Public: Daphne Jo Beck

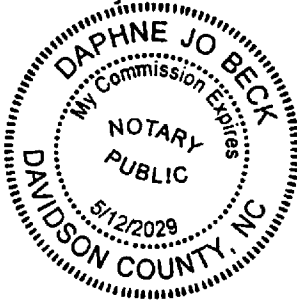
My Commission Expires: 5/12/2029



STATE OF NC
 COUNTY OF Forsyth

I, Daphne Jo Beck, a Notary Public for said County and State, do hereby certify that Phillip Fuller, Attorney-in-fact for W. Avalon Potts, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of W. Avalon Potts, and that the authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds, County of Forsyth, State of North Carolina, on the 16th day of January, 2025 in Deed Book 3844, page 3275-3286, and this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said Phillip Fuller acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of the said W. Avalon Potts.

Witness my hand and official seal, this the 17 day of April, 2025.



Daphne Jo Beck, Notary Public

Printed Name of Notary Public: Daphne Jo Beck

My Commission Expires: 5/12/2029

EXHIBIT A

BEGINNING at an iron stake in the North line of the old Kernersville Road, corner with Otis W. Crews (formerly Mrs. Allen J. Crews), and being at the Southwest corner on said road of a 6.34 acre tract of land described in Deed Book 861 Page 25; and running thence along the line of Otis W. Crews North 1 Deg. 30' East 173.7 ft. to an iron stake in said line, a new corner; thence with the right-of-way line of new U.S. Highway No. 421 South 87 Deg. 31' East 186.5 ft. to an iron stake, a new corner; thence on a new line with Virginia P. Sides South 19 Deg. 31' East 132.75 ft. to an iron stake in the North line of the old Kernersville Road; thence along the North line of the old Kernersville Road South 80 Deg. 17' West 238.7 ft. to an iron stake, the place of BEGINNING, being a part of the property in Deed Book 861 at Page 25.

This property is the same as that as Tract 1 described in Deed Book 1208, Page 693, Forsyth County Registry and is further known and designated as Tax Lot 1A in Block 3264 on the Forsyth County Tax Maps.