

2025028911 00125 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-18-2025 03:39:32 PM
LYNNE JOHNSON
REGISTER OF OEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3880 PG: 607-609

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$ NTC
Parcel ID:	6855-29-1413.000
Mail/Box to:	Grantee
Property Address:	3305 New Greensboro Road, Winston-Salem, NC
Prepared by:	This instrument prepared by Lynn P. Michael, 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 or closing requested or performed.
Brief description for the Index:	3305 New Greensboro Road

THIS NON-WARRANTY DEED ("Deed") is made on the day of August 2025, by and between:

GRANTOR

GRANTEE

RLS Adventures, a North Carolina Limited Liability Company

3305 New Greensboro Road Winston-Salem, NC 27101

Scott Randall Hubbard, an unmarried individual Winston-Salem, NC 27101

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in FORSYTH ______ County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

Page 1 of 3

NC Bar Association Form No. 7 © Revised 11/2020 Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 7 North Carolina Association of Realtors, Inc. – Standard Form 7

Original to: martha FUID

Book 3880 Page 608

es or does not include the primary residence of a Grantor. In Plat Book page The and all privileges and appurtenances thereto belonging to Grantee in fee to the Property.
and all privileges and appurtenances thereto belonging to Grantee in fee
uly executed this North Carolina Non-Warranty Deed, if an entity by its duly
RLS Adventures, LLC, a North Carolina Limited Liability Company
Entity Name
By:
Name: Sammy G. Phillips, Jr. Title: Manager
By: Name: Title:
Forsyth
a Notary of the above state and county, certify that the following he 15 day of August 20,25 each
egoing document, in the capacity represented and identified therein (if any): Spare of the capacity represented and identified therein (if any): Spare of the capacity represented and identified therein (if any): Spare of the capacity represented and identified therein (if any):
Notary Public (Official Signature) My commission expires: Mach 8, 2030

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.