



2025028911 00125

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-18-2025 03:39:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

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 15th 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 3305 New Greensboro Road 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.**

Original to: Martha Rulp

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3859 page 166.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

Name: _____

RLS Adventures, LLC, a North Carolina Limited

Liability Company

Entity Name

Name: _____

By: [Signature]

Name: Sammy G. Phillips, Jr.

Title: Manager

Name: _____

Name: _____

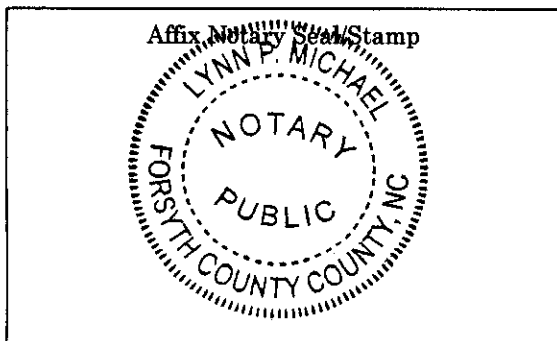
By: _____

Name: _____

Title: _____

STATE OF NC, COUNTY OF Forsyth

I Lynn P. Michael, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 15 day of August 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Sammy G. Phillips, Jr., Manager, RLS Adventures.



[Signature]
Notary Public (Official Signature)

My commission expires: March 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.