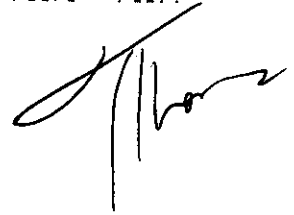


FORSYTH CO, NC 17 FEE: \$ 12.00  
PRESENTED & RECORDED: 02/21/2001 09:58AM  
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS ✓

STATE OF NC REAL ESTATE EXT: \$ 107.00

BK2156 P1395 - P1397



Excise Tax \$107.00

Recording Time, Book and Page

Tax Lot No. 0427- LOT 004

Parcel Identifier No. \_\_\_\_\_

Verified by \_\_\_\_\_

County on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_

Mail after recording to AUSTIN & DICK, 1403 EASTCHESTER DRIVE, STE. 101, HIGH POINT, NC 27265  
This instrument was prepared by Fritz Austin

Brief Description for the index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made Feb 19, 2001, by and between

## GRANTOR

PREMIER HOME BUYERS, INC.  
AS TRUSTEE FOR 1414 TRUST AGREEMENT

1521 JOHNSON STREET  
HIGH POINT, NC 27262

## GRANTEE

RAUL LIO AND WIFE  
AMANDA LIO

912 SHORELINE DRIVE  
LEXINGTON, NC 27292

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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 situated in the City of , MIDDLEFORK Township, FORSYTH County, North Carolina and more particularly described as follows:

LYING AND BEING IN FORSYTH COUNTY, NORTH CAROLINA AND SITUATED IN NORTH WINSTON ON THE SOUTH SIDE OF BALSLEY STREET (NOW 23RD STREET); BEGINNING AT AN IRON STAKE 200 FEET FROM EUTAW STREET; RUNNING THENCE IN A WESTERLY DIRECTION 50 FEET AND OF THAT SAME WIDTH BACK SOUTH 150 FEET TO AN ALLEY. THE ABOVE LOT BEING KNOWN AND DESIGNATED AS LOT NO. 4 ON THE MAP OF FAIRVIEW HEIGHTS ANDREWS ADDITION, RECORDED IN OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, IN DEED BOOK 97 AT PAGE 592, WHICH SEE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. FOR FURTHER REFERENCE SEE DEED RECORDED IN DEED BOOK 371, AT PAGE 82.

PROPERTY ADDRESS BEING: 1414 EAST TWENTY THIRD STREET, WINSTON SALEM, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book , Page .

A map showing the above described property is recorded in Book 97, Page 592.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

THIS INSTRUMENT IS SUBJECT TO EASEMENTS, RIGHTS OF WAY AND RESTRICTIVE COVENANTS OF RECORD, IF ANY.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

PREMIER HOME BUYERS, INC.

\_\_\_\_\_  
(Corporate Name)  
By: \_\_\_\_\_

*vice* President

ATTEST:

\_\_\_\_\_

Secretary (Corporate Seal)

USE BLACK INK ONLY

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

SEAL-STAMP

USE BLACK

NORTH CAROLINA, FORSYTH County.  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this \_\_ day of \_\_, \_\_.

My commission expires:

\_\_\_\_\_  
Notary Public

SEAL-STAMP

USE BLACK

NORTH CAROLINA, FORSYTH County.  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is Secretary of PREMIER HOME BUYERS, INC., a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this \_\_ day of \_\_, \_\_.

My commission expires:

\_\_\_\_\_  
Notary Public

The foregoing Certificate(s) of \_\_\_\_\_

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

\_\_\_\_\_  
OF DEEDS FOR \_\_\_\_\_ COUNTY REGISTER  
By \_\_\_\_\_  
Deputy/Assistant-Register of Deeds.

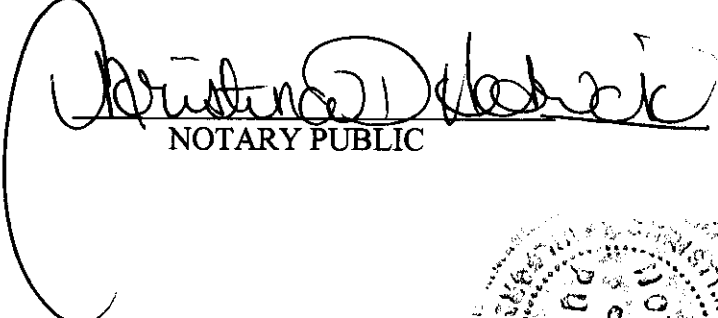
NORTH CAROLINA

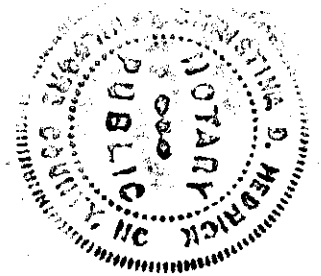
GUILFORD COUNTY

I, CHRISTINA D. HEDRICK, NOTARY PUBLIC, CERTIFY THAT JEFFREY W. KALLER PERSONALLY CAME BEFORE ME THIS DAY AND ACKNOWLEDGED THAT HE IS VICE PRESIDENT OF PREMIER HOME BUYERS, INC., A CORPORATION AND THAT HE AS VICE PRESIDENT, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 16 DAY OF February, 2001.

MY COMMISSION EXPIRES **August 15, 2003**

  
NOTARY PUBLIC



STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Christina D. Hedrick

NP(s)

is/are certified to be correct at the date of recordation shown on the first page thereof.

Dickie C. Wood, Register of Deeds by:  Deputy/Asst