

FORSYTH CO, NC 159 FEE: \$ 23.00
PRESENTED & RECORDED: 05/23/2002 12:58PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA
NO TAXABLE CONSIDERATION
BK2254 P2907 - P2910



Excise Tax NO REVENUE

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to R&A INVESTMENT PROPERTIES, LLC, 912 SHORELINE DRIVE, LEXINGTON, NC 27292

This instrument was prepared by ~~R&A INVESTMENT PROPERTIES, LLC~~ *AUSTIN & DICK LAW OFFICES*

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22ND day of MARCH, 2002, by and between

GRANTOR

GRANTEE

R&A INVESTMENT PROPERTIES, LLC

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 _____, _____ Township,
FORSYTH County, North Carolina and more particularly described as follows:

TRACT 1: 1237 DUNLEITH AVENUE, WINSTON SALEM, NORTH CAROLINA

BEING KNOW AND DESIGNATED AS LOT 60 AS SHOWN ON MAP OF OAKDALE AS RECORDED IN DEED BOOK 97, PAGE 584 AND RE-RECORDED IN PLAT BOOK 8 AT PAGE 93 IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA.

TRACT 2: 2025 DACIAN STREET, WINSTON SALEM, NORTH CAROLINA

BEING LOCATED ON DACIAN STREET, ALSO KNOWN AS URBAN STREET, AND BEING KNOWN AND DESIGNATED AS LOT NO. 129, AS SHOWN ON THE MAP OF THE REYNOLDS PLACE, AS RECORDED IN PLAT BOOK 1, PAGE 48, IN THE OFFICE OF THE REGISTER OF DEEDS FOR FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

TRACT 3: 214 N. JACKSON AVENUE, WINSTON SALEM, NORTH CAROLINA

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF JACKSON AVENUE, THE SOUTHEAST CORNER OF LOT 75; RUNNING THENCE SOUTHWARDLY ALONG JACKSON AVENUE 50 FEET AND OF THAT WIDTH EXTENDING BACK WESTWARDLY BETWEEN PARALLEL LINE 150 FEET AND BEING KNOWN AND DESIGNATED AS LOT 76 ON THE MAP OF THE MAP OF THE PROPERTY OF THE EAST WINSTON DEVELOPMENT COMPANY RECORDED IN PLAT BOOK 2 AT PAGE 72 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA AND BEING THE IDENTICAL PROPERTY AS DESCRIBED IN DEED RECORDED IN BOOK 898 AT PAGE 265, FORSYTH COUNTY REGISTRY.

SEE ATTACHED EXHIBIT "A"

The property hereinabove described was acquired by Grantor by instrument recorded in FORSYTH

A map showing the above described property is recorded in Plat Book _____ page _____.

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

NOTITLE SEARCH WAS DONE FOR THE PREPARATION OF THIS DEED. NO OPINION AS TO THE TITLE IS EXPRESSED OR IMPLIED BY THE PREPARATION OF THIS INSTRUMENT.

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.

(Corporate Name)

By: _____

President

ATTEST:

Secretary (Corporate Seal)

Amanda Lio (SEAL)
R&A INVESTMENTS PROPERTIES, LLC

BY AMANDA LIO, MANAGER/MEMBER (SEAL)

USE BLACK INK ONLY

(SEAL)

(SEAL)

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, 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 Aug 15, 2000 _____ Notary Public

Use Black Ink

SEAL-STAMP

NORTH CAROLINA, _____ County.

I, a Notary Public of the County and State aforesaid, certify that _____

personally came before me this day and acknowledged that _____ he is _____ Secretary of
_____ 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 _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____,

My commission expires: _____ Notary Public

Use Black Ink

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.

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant - Register of Deeds

STATE OF NORTH CAROLINA

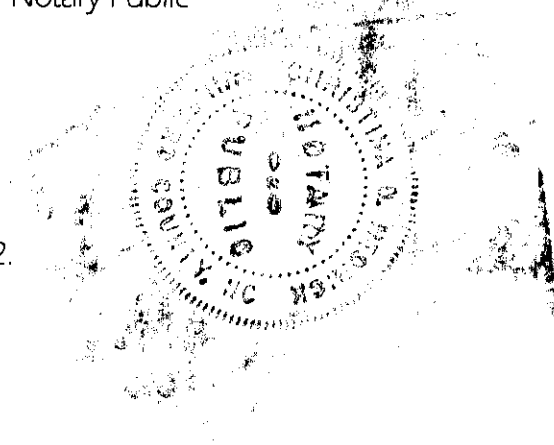
COUNTY OF GUILFORD

I CHRISTINA D. HEDRICK, a Notary Public for said County and State, do hereby certify that Amanda Lio, manager/member of R&A Investments Properties, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Christina D. Hedrick
Notary Public

My Commission Expires: *Aug 15, 2003*

Witness my hand and official seal this the 16th day of May, 2002.



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:

Dickie C. Wood

Register/Asst

NORTH CAROLINA

FORSYTH COUNTY

EXHIBIT "A"

TRACT 4: 1414 E. 23RD STREET, WINSTON SALEM, NORTH CAROLINA

LYING AND BEING IN FORSYTH COUNTY, NORTH CAROLINA AND SITUATED IN NORTH WINSTON ON THE SOUTH SIDE OF BALSELY STREET (NOW 23RD STREET); BEGINNING AT AN IRON STAKE 200 FEET FROM EUTAW STREET; RUNNING THENCE IN A WESTERLY DIRECTION OF 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 FAIRVEIW 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, PAGE 82.

TRACT 5: 1140 E. 23RD STREET, WINSTON SALEM, NORTH CAROLINA

BEGINNING AT AN IRON STAKE, THE SOUTHEAST CORNER OF INTERSECTION OF CLEVELAND AVENUE AND EAST 23RD STREET AS ESTABLISHED BY THE CITY OF WINSTON SALEM RUNNING THENCE SOUTHWARDLY WITH THE WEST LINE OF CLEVELAND AVENUE 150 FEET TO AN IRON STAKE, OF THE NORTH LINE OF A TEN FOOT ALLEY; THENCE WESTWARDLY WITH THE NORTH LINE OF SAID ALLEY 50 FET TO AN IRON STAKE, THE SOUTHEAST CORNER OF LOT NO. 132; THENCE NORTHWARDLY WITH THE EAST LINE OF LOT NO. 15, 150 FEET TO AN IRON STAKE IN THE SOUTH LINE OF 23RD STREET; THENCE EASTWARDLY WITH THE SOUTH LINE OF 23RD STREET, 30 FEET TO AN IRON STAKE, THE POINT OF BEGINNING, BEING KNOWN AND DESIGNATED AS LOT NO. 134 ON THE MAP OF FAIRVIEW, RECORDED IN PLAT BOOK 8 AT PAGE 91, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA. ALSO KNOWN AS LOT NO. 134, BLOCK 327.