

FORSYTH CO, NC 193 FEE: \$ 17.00
PRESENTED & RECORDED: 02/19/2004 1:09PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
GIFT DEED

BK2446 P2109 - P2110

WARRANTY DEED

Drafted by:


Paul C. Shepard, attorney

(no title search performed or requested)

Mail to: **Paul C. Shepard Box 43**

THIS DEED made this the 18 day of February, 2004, by LILLIAN LIMA (Unmarried), of Forsyth County, North Carolina, party of the first part, to RAT RACE MANAGEMENT, INC. of Forsyth County, North Carolina, party of the second part;

WITNESSETH that the said party of the first part, in consideration of (\$10.00 and O.V.C.) Ten Dollars and Other Valuable Considerations to her paid by the said party of the second part, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey unto the said party of the second part and its successors and assigns a tract or parcel of land in Forsyth County, North Carolina, and bounded as follows:

BEING all of Lots 9 and 10 of the Plat of George W. Braddy Property as recorded in Plat Book 13 at Page 110 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Also being known as Tax Block 3020, Lots 9 and 10 and having a mailing address of 1324 Motor Road, Winston-Salem, NC 27105.

The above land was conveyed to grantor by: RONALD J. BAILEY and wife, JAIMIE BAILEY (See Book 2402, Page 2557).

TO HAVE AND TO HOLD the aforesaid tract or parcel of land all privileges and appurtenances thereunto belonging to the said party of the second part and its successors and assigns forever. And the said party of the first part does covenant that she is seized of said premises in fee and has the right to convey the same in fee simple; that the same is free from encumbrances; and that she will warrant and defend the said title to the same against the claims of all persons whatsoever. Subject to easements and restrictions of record, if any.

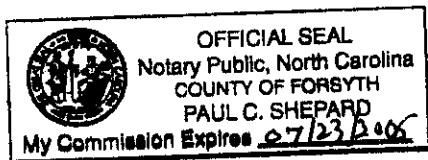
IN TESTIMONY WHEREOF the said party of the first part has hereunto set her hand and seal:

[Signature] (Seal)
LILLIAN LIMA

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Paul C. Shepard, a Notary Public of Forsyth County, North Carolina, do hereby certify that LILLIAN LIMA grantor personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal or stamp this the 18 day of February, 2004.



[Signature]
Notary Public

My commission expires: July 23, 2005

STATE OF NORTH CAROLINA - FORSYTH COUNTY

The foregoing (or annexed) certificate of Paul C. Shepard is certified to be correct.

This the 19th day of Feb, 2004.

STAMPS \$ _____

Probate and filing fee \$ _____ paid

Dickie Woods, Register of Deeds

By [Signature]
Deputy-Assistant