

FORSYTH CO, NC 195 FEE:\$ 17.00
PRESENTED & RECORDED: 02/19/2004 1:09PM
DICKIE C. WOOD REGISTER OF DEEDS BY: THOMAS
GIFT DEED

BK2446 P2113 - P2114

WARRANTY DEED

Drafted by:



Paul C. Shepard, AttorneyMail to: **Paul C. Shepard Box 43**

THIS DEED made this the 19th day of FEB, 2004, by RON BAILEY, aka RONALD J. BAILEY and wife, JAMIE BAILEY of Forsyth County, North Carolina, parties of the first part, to RAT RACE MANAGEMENT, INC. of Forsyth County, North Carolina, party of the second part;

WITNESSETH that the said parties of the first part, in consideration of (\$10.00 and O.V. C) Ten Dollars and Other Valuable Considerations to them paid by the said party of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do 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 known and designated as Lot No. 19 as shown on the Map of Greenway Place, Block M, recorded in Plat Book 7 at Page 47 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Being further known as Tax Block 1667, Lot 19 and having a mailing address of 2407 Gilmer Ave, Winston-Salem, NC 27105.

The above land was conveyed to male grantor by: Secretary of Housing and Urban Development of Washington, D.C. (See Book 2313, Page 3751).

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 parties of the first part do covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they 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 parties of the first part have hereunto set their hand and seal:

[Signature] (Seal)
RONALD J. BAILEY

[Signature] (Seal)
JAMIE BAILEY

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Josh Thompkins, a Notary Public of Forsyth County, North Carolina, do hereby certify that RONALD J. BAILEY and JAMIE BAILEY grantors, 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 19th day of Feb., 2004.



[Signature]
Notary Public

My commission expires: July 22, 2008

STATE OF NORTH CAROLINA - FORSYTH COUNTY

STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

The fore: Josh Thompkins NP(s) of , 2004.
is certified to be correct at the date of recordation shown on the first page thereof,

Dickie C. Wood, Register of Deeds by: [Signature] Deputy Asst.

STAMPS \$ _____

Probate and filing fee \$ _____ paid

Dickie C. Wood, Register of Deeds

By _____
Deputy-Assistant