

2005013644 00263

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$36.00

PRESENTED & RECORDED:

03-04-2005 04:16 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2546

PG: 1972-1973

Mail after recording to Grantee # 71

This instrument was prepared by Hinshaw, Jacobs & Thornton, LLP

Brief description for the Index:

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NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of March, 2005 / / , by and between

GRANTOR(S)

LILLIE BELL CANADA, widow a/k/a LILLIE
BELLE CANADA; LENNY M. CANADA and
wife, JUDY L. CANADA and
LARRY F. CANADA and wife, BETTY M.
CANADA

GRANTEE(S)

RAL PROPERTIES, LLC

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 _____, County of Forsyth, North Carolina and more particularly described as follows:

Beginning at an iron stake on the north side of Junia Avenue, said point of beginning being 25 feet west of the northwest intersection of Vargrave Street and Junia Avenue, and running thence along the north side of Junia Avenue, north 77 degrees 58 minutes west 50 feet to a stake, the southeast corner of Lot No. 50; thence along the east line of Lot No. 50, north 11 degrees 02 minutes east 100 feet to a stake on the south side of an alley; thence along the south side of said alley south 77 degrees 58 minutes east 50 feet to a stake, the northwest corner of Lot No. 56; thence along the west line of Lot No. 56, south 11 degrees 02 minutes west 100 feet to the place of beginning. Being known and designated as Lots Nos. 52 and 54 in Block 42 as shown on the Plat of Winston-Salem Land and Investment Company, plat of said property being recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2108 & 2097 Page 1944 & 4376.A map showing the above described property is recorded in Plat Book 4 at Page(s) 147.

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:

Restrictions and easements 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.

Lillie Bell Canada

Larry F. Canada, POT (SEAL)

LILLIE BELL CANADA a/k/a LILLIE BELLE CANADA

Lenny M. Canada (SEAL)

LENNY M. CANADA

Larry F. Canada (SEAL)

LARRY F. CANADA

Judy L. Canada (SEAL)

JUDY L. CANADA

Betty M. Canada (SEAL)

BETTY M. CANADA

NORTH CAROLINA, Forsyth County:

I, Cheryl L. Folds a Notary Public of County and State aforesaid, certify that Lenny M. Canada and Judy L. Canada Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 2 day of March, 2005.

SEAL - STAMP



Cheryl L. Folds
Notary Public

My commission expires: 10-15-05

NORTH CAROLINA, Forsyth County:

I, Cheryl L. Folds a Notary Public of County and State aforesaid, certify that Larry F. Canada and Betty M. Canada, Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal this 2 day of March, 2005.

SEAL - STAMP



Cheryl L. Folds
Notary Public

My commission expires: 10-15-05

STATE OF NORTH CAROLINA

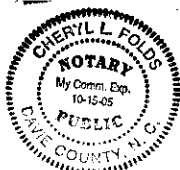
COUNTY OF Forsyth

I, Cheryl L. Folds, a Notary Public for said County and State, do hereby certify that Larry Franklin Canada, Attorney-in-Fact for Lillie Bell Canada (Lillie Belle Canada), personally appeared before me this day, and being by me duly sworn, says that he [she] executed the foregoing and annexed instrument for and in behalf of Lillie Bell Canada (Lillie Belle Canada) and that his [her] authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds, in the County of Forsyth, State of North Carolina, on the 24th day of April, 1997, [or in Book 1943, Page 2934, Forsyth County Registry] and that this instrument was executed under and by virtue of the authority given by said instrument granting him [her] power of attorney; that the said Larry Franklin Canada acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Lillie Bell Canada (Lillie Belle Canada).

WITNESS my hand and official seal, this the 2 day of March, 2005.

(OFFICIAL SEAL)

Cheryl L. Folds
NOTARY PUBLIC



STATE OF NC - FORSYTH

Cheryl L. Folds

The foregoing certificate(s) of:

NP(s)

is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.