


2007001892 00184


 FORSYTH CO, NC FEE \$17.00
NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED:
 01-10-2007 01:46 PM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: TIMOTHY R WILLIAMS ASST
BK:RE 2722
PG:3303-3304

Drafted By: Harold R. Crews, Northside Legal Services- Box #64

Excise Tax: No taxable consideration

No title search performed

Tax Block: 0736 Lot: 019

Property address: 717 E. Devonshire Street, Winston-Salem, NC

Mail future tax bills to: Grantee at 135 Shoreline Drive, Lexington, NC, 27292

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

This DEED made this the 8th day of January, 2007 by and between

Grantor

Grantee

Raul A. Lio and wife,
Amanda M. Lio

Amanda M. Lio

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, in consideration of (\$1.00 & OVC) One dollar and other valuable consideration to them 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 in Forsyth County, North Carolina, and more particularly described as follows:

BEGINNING at a stake 200 feet east of Dacian Street on the North side of Devonshire Street and running East 50 feet; thence North 150 feet to an alley; thence West 50 feet to a stake; thence South 150 feet to Devonshire Street and the place of BEGINNING; BEING KNOWN AND DESIGNATED as Lot 19, Block "4" as shown on the map of Wachovia Development Company as recorded in Plat Book 8, Page 81, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

For chain of title see Deed Book 2721, page 786, Forsyth County Registry.

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 fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

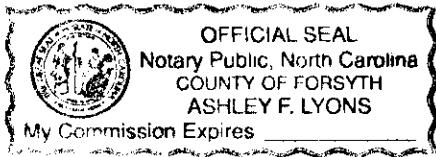
IN WITNESS WHEREOF the Grantors have set their hand(s) and seal(s) the day and year first above written.

Raul A. Lio

By: Amanda M. Lio (SEAL) Amanda M. Lio (SEAL)
Amanda M. Lio, Attorney in Fact Amanda M. Lio

STATE OF NORTH CAROLINA, FORSYTH COUNTY

I, Ashley F. Lyons, a Notary Public of the aforesaid state and county, do hereby certify that Amanda M. Lio, either being personally known by me or proven by satisfactory evidence personally appeared before me this day and acknowledged the voluntary execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 8th day of January, 2007.



Ashley F. Lyons Notary Public
My Commission expires: Nov 4 2011

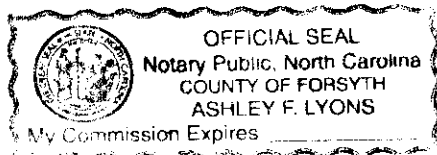
CERTIFICATE OF ACKNOWLEDGMENT BY ATTORNEY- IN-FACT

NORTH CAROLINA, FORSYTH COUNTY

I, Ashley F. Lyons, Notary Public of Forsyth County, North Carolina, do hereby certify that **Amanda M. Lio**, attorney in fact for **Raul A. Lio**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument for and in behalf of **Raul A. Lio**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of Register of Deeds of Forsyth County, North Carolina, in **Book 2635, Page 1273** and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said **Amanda M. Lio** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **Raul A. Lio**.

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this the 8th day of January, 2007.



Ashley F. Lyons
Notary Public
My commission expires: Nov. 4, 2011