

2005009066 00246

FORSYTH CO, NC FEE \$17.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
02-14-2005 03:30 PM
DICKIE C WOOD
REGISTER OF DEEDS
By: PATSY RUTH DAVIS DPTY
BK: RE 2541
PG: 859-860

Excise Tax \$No Taxable Consideration

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
by _____

Mail after recording to: **Blanco Tackabery Combs & Matamoros, PA - Box 25008, Winston-Salem, NC 27114-5008**
This instrument was prepared by: **Amy C. Lanning**

Box 50

Brief Description for the index

LOT 3- WEST HIGHLANDS

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th day of February, 2005, by and between

GRANTOR

V. SALEM DEVELOPMENT CORPORATION

GRANTEE

**VAHID SALEM-NARAGHI and wife
BITA SALEM-NARAGHI**

**275 Executive Park Boulevard
Winston-Salem, NC 27103**

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 all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

Being Known and Designated as Lot No.3, as shown on the map entitled "Partition of Lots 1, 102, and 103", prepared for Dr. Blucher E. Taylor by Phillip R. Ball, Registered Land Surveyor, being recorded in Plat Book 42, Page 158, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above described land was conveyed to V. Salem Development Corporation by East Coast Capital, Inc., by that certain instrument recorded in Book 2328, Page 1937 of the 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 in 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, subject to the following exceptions:

- a) 2005 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or, if a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

V. SALEM DEVELOPMENT CORPORATION

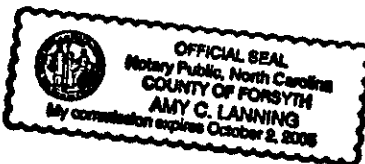
By: [Signature] (SEAL)
Vahid Salem-Naraghi, President

STATE OF North Carolina)
COUNTY OF Forsyth)

I, Amy C. Lanning, a Notary Public of said State and County, certify that Vahid Salem-Naraghi, President of V. Salem Development Corporation, personally appeared before me this day and acknowledged that he is the President of V. Salem Development Corporation., a North Carolina corporation, and that he as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation.

WITNESS my hand and Notarial Seal or Stamp, this the 14th day of February, 2005.

[Signature]
Notary Public



[Notarial Stamp/Seal]

My Commission Expires: 10-2-05

The foregoing Certificate(s) Amy C. Lanning ND 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.

DICKIE C. WOOD, REGISTER OF DEEDS

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR Forsyth COUNTY

By [Signature]
Deputy/Assistant-Register of Deeds.