



2013023975 00276

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$10.00

PRESENTED & RECORDED:
05-24-2013 04:46:03 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3125
PG: 1072-1075

Do not write above this line

Excise Tax: \$10.25	Tax Block 0148, Lot 84	Parcel ID:
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Mail after recording to: Grantee; BOX 57 Grantee 1000 Carolina Ave Winston-Salem, NC
This instrument was prepared by: DAVID H. CAFFEY 27101

Brief description for the index:

LOT 84 OF WEST END HOTEL AND LAND CO. SEC. 1 DEED BOOK 59,
PAGE 95.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 22nd of MAY, 2013, by and between

GRANTOR	GRANTEE
VICKI B. VAN BUREN, WIDOW BY AND THRU SCOTT PATRICK JONES, HER ATTORNEY-IN-FACT NOT PRIMARY RESIDENCE	HESSAMEDIN ALIMOHAMMADI

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.

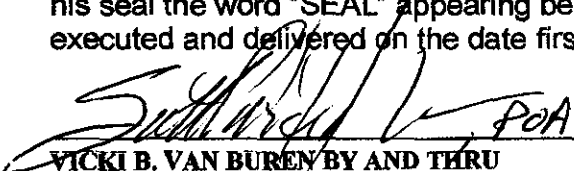
WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in WINSTON Township, FORSYTH County, North Carolina and more particularly described as follows:

SEE ATTACHED DESCRIPTION EXHIBIT "A".

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.

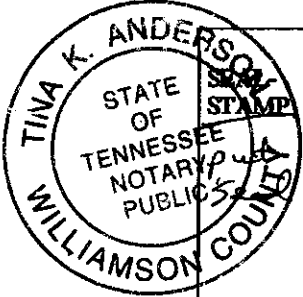
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

 POA (SEAL)
VICKI B. VAN BUREN BY AND THRU
SCOTT PATRICK JONES, HER ATTORNEY IN FACT

_____(SEAL)
_____(SEAL)

POA-INDIVIDUAL/INDIVIDUAL:



TENNESSEE
~~NORTH CAROLINA~~ - COUNTY OF _____ TN

I, Tina K. Anderson, a Notary Public of Williamson County, ~~North Carolina~~ do hereby certify that **SCOTT PATRICK JONES** Attorney in Fact for **VICKI B. VAN BUREN**, personally appeared before me this day, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of **VICKI VAN BUREN**, and that he 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 of Forsyth County, North Carolina, in Book _____, page _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said **SCOTT PATRICK JONES** acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said **VICKI B. VAN BUREN**. I do further certify that I am not a party to the attached instrument. Witness my hand and official seal this 23rd day of MAY, 2013
 My Commission Expires: 12-09-2015

[Signature]
 Notary Public
 Signature

BEGINNING at a stake on Jeb Vance Avenue, corner of Lot No. 83, Section 1, and running Northwardly 150 feet to a stake on an alley. Thence Westerly with said alley 70 feet to a stake. Thence Southwardly 150 feet to a stake on Jeb Vance Avenue. Thence Easterly 70 feet to the BEGINNING. The same being known and designated on the Plat of their land of the West End Hotel and Land Co., as Lot No. 84, Section No. 1, which said plat is recorded in Deed Book 59 at page 95 Register of Deeds Office of Forsyth County, North Carolina and to which reference is hereby made for a more complete description.