

2023034079 00134

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/04/2023 04:04:23 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3775
 PG: 4387 - 4389

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax:	\$ NTC
Parcel ID:	6825-36-5814.000
Mail/Box to:	Grantee
Property Address:	1968 Runnymede Rd., Winston Salem NC 27104
Prepared by:	This instrument prepared by Darren S. Cranfill, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title search or closing requested or performed.
Brief description for the Index:	

THIS NON-WARRANTY DEED ("Deed") is made on the 27th day of September, 2023, by and between:

GRANTOR	GRANTEE
V. Salem Development Corporation A North Carolina Corporation 1968 Runnymede Rd Winston Salem NC 27104	Vahid Salem-Naraghi and spouse, Bitu A. Sereshki 1968 Runnymede Rd Winston Salem NC 27104

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book ____, page ____.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 42, page 158.


Page 1 of 3

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor makes no warranty of title to the Property.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Non-Warranty Deed, if an entity by its duly authorized representative.

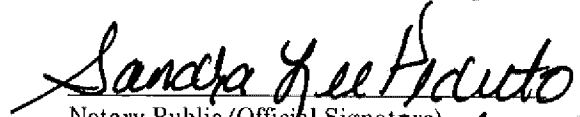
V. Salem Development Corporation

Entity Name

By: 
Name: Vahid Salem-Naraghi
Title: President

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I Sandra Lee Peduto, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 27 day of September, 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Vahid Salem-Naraghi, President Of V. Salem Development Corporation.**


Notary Public (Official Signature)
My commission expires: 4/22/2028

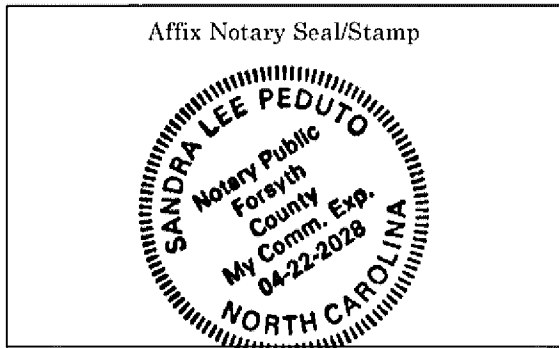


EXHIBIT "A"

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, and revised in Plat Book 52, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.