

FORSYTH CO, NC  
PRESENTED & RECORDED: 10/24/2003 08:09AM  
DICKIE C. WOOD REGISTER OF DEEDS BY:NAVARR

STATE OF NC REAL ESTATE EXTX:\$

2 FEE:\$ 20.00  
1.00  
BK2416 P 4 - P 6

Excise Tax \$ \_\_\_\_\_

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by Mail Tax Bills to grantee

Box 79  
Mail after recording to: Steven C. Garland, Blanco Tackabery Combs & Matamoros, P.A. (BOX 52)  
P.O. Drawer 25008, Winston-Salem, NC 27114-2008

This instrument was prepared by: Steven C. Garland

NO TITLE SEARCH REQUESTED OR PERFORMED

Brief Description for the index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of October, 2003, by and between

GRANTOR

V. Salem Homes, LLC  
(formerly V. Salem Development, LLC)  
1314 Ashley Square  
Winston-Salem, NC 27103

GRANTEE

Matthew Silmser  
1125 Hemlock Ridge Road  
Germanton, NC 27019

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 in the City of Winston-Salem, Winston Township, Forsyth County, North Carolina, more particularly described as follows:

See EXHIBIT A attached hereto and made a part hereof.

The above land was conveyed to Grantor by General Warranty Deed (see book number 2081, page 2953)

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) 2003 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 HOMES, LLC (SEAL)  
(formerly V. Salem Development, LLC)

By: 

Vahid Salem-Naraghi, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Michael L Southern a Notary Public of the County and State aforesaid, certify that VAHID SALEM-NARAGHI personally appeared before me this day and acknowledged that he is a Member/Manager of V. SALEM HOMES, LLC (formerly V. Salem Development, LLC), a North Carolina limited liability company, and that by authority duly given and as the act of the company, the foregoing instrument was signed in its name by its Member/Manager, under seal.

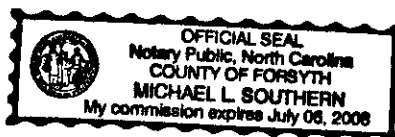
WITNESS my hand and Notarial Seal or Stamp, this the 20 day of October, 2003.



Notary Public

My Commission Expires: \_\_\_\_\_

[Notary Seal / Stamp]



The foregoing Certificate(s) of Michael L. Southern

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.

REGISTER OF DEEDS FOR FORSYTH COUNTY

By: 

~~Deputy Assistant~~ Register of Deeds.

DICKIE C. WOOD REGISTER OF DEEDS

**EXHIBIT A****LEGAL DESCRIPTION  
TRACT "D"**

All of that tract or parcel of land lying and being in Winston Township, City of Winston-Salem, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at an iron pin set, said iron pin being the following course and distance from an existing iron pin marking the intersection of the northern right of way of Long Drive and the eastern right of way of University Parkway (SR 4000): North 77 degrees 26 minutes 43 seconds East 112.11 feet to the iron pin set marking the point or place of BEGINNING, thence North 12 degrees 52 minutes 27 seconds West 100.15 feet to an iron pin set; thence North 12 degrees 52 minutes 27 seconds West 74.84 feet to an iron pin set; thence North 77 degrees 54 minutes 31 seconds East 28.98 feet to an iron pin set; thence North 12 degrees 23 minutes 38 seconds West 24.86 feet to an existing iron pin; thence partially with the southern boundary of Robbin Lynn Saunders et ux, now or formerly (DB 1723, PG 2140) North 77 degrees 12 minutes 37 seconds East 49.04 feet to an existing iron pin; thence South 12 degrees 11 minutes 00 seconds East 199.82 feet to an existing iron pin in the northern boundary of Long Drive; thence with said northern boundary South 77 degrees 26 minutes 43 seconds West 76.27 feet to the iron pin set marking the point or place of BEGINNING.

Containing 0.33652 acres, more or less, all as more particularly shown as Tract "D" on that certain survey, reference to which is hereby made for a more accurate description, prepared for V. Salem Development by Thomas A. Riccio and Associates by Thomas A. Riccio, PLS L-2815, dated October 16, 2002, Drawing No. 02282 (the "Survey")..

SUBJECT TO an easement appurtenant for ingress, egress and driveway purposes in perpetuity across that portion of the southwesternmost corner of the real property conveyed hereby in favor of the real property shown on the Survey as Tract "C" and such easement area being a portion of the gravel driveway serving the home located on said Tract "C", all as more particularly shown on the Survey, reference to which is hereby made for a more accurate description.