

FORSYTH CO., NC **330** FEE: \$ 17.00
PRESENTED & RECORDED: 12/19/2003 4:12PM
DICKIE C. WOOD REGISTER OF DEEDS BY: POINDE
STATE OF NC REAL ESTATE EXTX: \$ **750.00**
BK2432 P3440 - P3441

Excise Tax \$ _____

Recording Time, Book and Page

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

Mail after recording to: **Andrew J. Rogers, Blanco Tackabery Combs & Matamoros, P.A., (BOX 52)**
P.O. Drawer 25008, Winston-Salem, NC 27114-2008

This instrument was prepared by: **Andrew J. Rogers**

Brief Description for the index

Lot 6, Windsor Place

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16th day of December , 2003, by and between

GRANTOR

V. SALEM DEVELOPMENT CORPORATION

GRANTEE

HENRY N. EDWARDS, JR. and wife
TRACY H. EDWARDS

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

BEING KNOWN AND DESIGNATED as Lot Number 6 as shown on the Map of WINDSOR PLACE, as recorded in Plat Book 38 at Page(s) 57 (Sheet 1 of 2) 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 land was conveyed to Grantor by BOAN & ISENHOUR DEVELOPMENT COMPANY, INC. (see Book number 2209, page 4693).

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 DEVELOPMENT CORPORATION

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

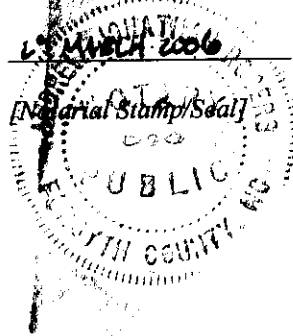
STATE OF NORTH CAROLINA)
)
COUNTY OF FORSYTH)

I, ANDREW JONATHAN ROGERS, 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 the due execution of the foregoing instrument on behalf of said corporation.

WITNESS my hand and Notarial Seal or Stamp, this the 16th day of DECEMBER, 2003.

[Signature]
Notary Public

My Commission Expires:



The foregoing Certificate(s) of Andrew Jonathan Rogers
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.

FORSYTH

REGISTER OF DEEDS FOR _____ COUNTY

DICKIE C. WOOD, REGISTER OF DEEDS

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