

2005030050 00214

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$90.00

PRESENTED & RECORDED:

05-12-2005 03:37 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: TIMOTHY R WILLIAMS ASST

BK: RE 2564

PG: 3157-3158

ENVELOPE

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 90.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee at address below

This instrument was prepared by: Phyllis E. Mendel--723 Coliseum Dr. Ste. 101, Winston-Salem, NC 27106-5326

Brief description for the Index: LOTS 28 & 29 J. H. PHILLIPS PROPERTY

THIS DEED made this 24th day of MARCH, 2005, by and between

GRANTOR

R. B. Kerner, IV and wife,
Norma E. Kerner

GRANTEE

V. Salem Development Corp.
Lots 28 & 29 Peacehaven Rd.
Winston-Salem, NC 27103

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

BEING KNOWN AND DESIGNATED as Lots Nos. 28 and 29 as shown on the Map of the Property of J. H. Phillips recorded in Plat Book 22, page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1178 page 1465.A map showing the above described property is recorded in Plat Book 22 page 115.

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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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2005 and subsequent years.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

R. B. Kerner, IV (SEAL)
R. B. Kerner, IV

By: _____
Title: _____

Norma E. Kerner (SEAL)
Norma E. Kerner

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Forsyth Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that R. B. Kerner, IV and wife, Norma E. Kerner personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of MARCH, 2005

My Commission Expires: OFFICIAL SEAL
Notary Public, North Carolina
County of Davidson

Lekisa L. Mason
Notary Public

State of North Carolina - County of Davidson
My Commission Expires October 19, 2008

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of _____ 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.

By: _____
NC Bar Association For
Printed by Agreement w

Register of Deeds
STATE OF NC - FORSYTH CO.
Lekisa L. Mason
NP(s)
is certified to be correct at the date of recording shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: _____ Deputy/Asst.

The foregoing certificate(s) of: _____ county
ds

Forks Rd., Raleigh, NC 27609