

2007014193 00129

FORSYTH CO, NC FEE \$20.00  
STATE OF NC REAL ESTATE EXTX

\$78.00

PRESENTED &amp; RECORDED:

03-14-2007 01:52 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2736

PG: 3233-3235

Drafted by: William E. Rabil, Jr.

Mail deed and future tax bills to Grantees at: Box 176

NO TITLE SEARCH PERFORMED OR REQUESTED

**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 12 day of MARCH, 2007, by and between  
V. SALEM DEVELOPMENT CORPORATION, as GRANTOR, to GREENPOINT, INC. (d/b/a  
Greenpoint Builders), as GRANTEE.

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, in consideration of Ten Dollars and Other Valuable  
Considerations (\$10.00 & O.V.C.) to it 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 located in Forsyth County, North Carolina, and  
more particularly described on attached Exhibit A.

Property Address: 2397 Sedgemont Drive, Winston-Salem NC 27103

Tax Lot 002 of Tax Block 6581

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  
easements, rights-of-way and restrictive covenants of record, if any, and to ad valorem taxes for  
the current year.

IN WITNESS WHEREOF the Grantor has set his hand and seal, the day and year first above written.

V. SALEM DEVELOPMENT CORPORATION

By: [Signature] (SEAL)  
VAHID SALEM, President

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, MARY L HUMBLE, a Notary Public of said County and State, do hereby certify that on this 12 day of MARCH, 2007, before me personally appeared VAHID SALEM, President of V. SALEM DEVELOPMENT CORPORATION, who proved to me by satisfactory evidence to be the person who signed on the foregoing document in behalf of the Corporation pursuant to authority duly given and acknowledged to me that he signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 12 day of MARCH, 2007.

[Signature: Mary L. Humble]  
Notary Public

MARY L. HUMBLE  
Typed or printed name of Notary Public

My Commission expires: OCT 26, 2008

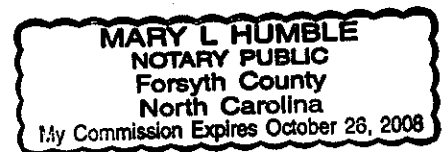


EXHIBIT A

BEING KNOWN AND DESIGNATED AS LOT NO. 2 AS SHOWN ON THE MAP ENTITLED "RECORD PLAT SHOWING REDIVISION OF LOTS 28 AND 29 OF THE PLAT ENTITLED J. H. PHILLIPS PROPERTY, PLAT BOOK 22, PAGE 115, AND BEING TAX LOTS 028 AND 029 OF TAX BLOCK 4030, WINSTON TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA", AS RECORDED IN PLAT BOOK 49, PAGE 124, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

PROPERTY ADDRESS: 2397 SEDGEMONT DRIVE, WINSTON-SALEM NC 27103

TAX LOT 002 OF TAX BLOCK 6581