



2009055677 00133

FORSYTH CO, NC FEE \$22.00
 STATE OF NC REAL ESTATE EXT
\$72.00

PRESENTED & RECORDED:
 12-30-2009 01:41:00 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: E. NAVARRO
 DPTY

BK: RE 2927
PG: 2548-2549

#76

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$

Parcel Identifier No.: 6806-89-6315.00 (Tax Block 3472, Lot 626B)

Return after recording to:

Mail tax bills to Grantee: same as above

This instrument was prepared by: Tornow & Kangur, L.L.P.

Brief description for the Index: Tract B Property Division for Salem Development

THIS DEED made this 29th day of December 2009, by and between,

GRANTOR	GRANTEE
<p>V. SALEM DEVELOPMENT CORPORATION A North Carolina Corporation</p>	<p>GARY W. ELLIOTT CONSTRUCTION CO. INC. A North Carolina Corporation</p>

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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as a 0.57 acre parcel described as New Lot "B" Area as shown on the map entitled "A Proposed Division for V Salem Development Corp." as recorded in Plat Book 52, Page 44, 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 property hereinabove described was acquired by Grantor by instruments recorded in Book 2750 Page 4448 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 52, Page 44.

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, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

V. SALEM DEVELOPMENT CORPORATION

By: Vahid Salem-Naraghi
Vahid Salem-Naraghi

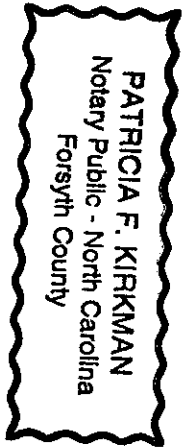
Title: President

North Carolina State)
Forsyth County)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated : Vahid Salem Naraghi President, of V. Salem Development Corporation, a North Carolina Corporation and that by authority duly given and as the act of the entity, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 12-29-09
Patricia F. Kirkman
Patricia F. Kirkman Notary Public

My Commission Expires: 4-29-14



The foregoing Certificate(s) of _____ is 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 _____ County, North Carolina.

By: _____ Deputy/Assistant - Register of Deeds