



2010048235 00102

FORSYTH CO, NC FEE \$22.00  
 STATE OF NC REAL ESTATE EXT  
 \$2470.00

PRESENTED & RECORDED:  
 12-10-2010 02:08:04 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: PATSY RUTH DAVIS  
 DPTY

BK: RE 2979

PG: 2819-2820

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 12,470.00 Robb Box 36  
 Parcel Identifier No. 6825-36-4843.00 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: T. Lawson Newton

Brief description for the Index: Lot 4 Plat Book 52 Page 117

THIS DEED made this 9th day of December, 2010, by and between

GRANTOR	GRANTEE
V. SALEM DEVELOPMENT CORP.	MICHAEL BRIAN TOUBY, Unmarried

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 Lot No. 4, as shown on a map entitled, "Partition of Lots 1, 102 and 103," prepared for Dr. Blucher E. Taylor, By Phillip R. Ball, Registered Land Surveyor, being recorded in Plat Book 42, Page 158, as revised in Plat Book 49, Page 191 and Plat Book 52, Page 117 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**SUBJECT TO** conditions, restrictions, and easements or record, if any, and 2007 ad valorem taxes which have been prorated as of the date of closing.

The property herein conveyed does \_\_\_\_\_ does not X include primary residence of Grantor.

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:

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

V. Salem Development Corp

(Entity Name)

\_\_\_\_\_  
(SEAL)

By: [Signature]

Title: President

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Vahid Salem Abarghi personally came before me this day and acknowledged that he is the President of V. Salem Development Corp. a North Carolina corporation, 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 9<sup>th</sup> day of December, 2010.

My Commission Expires: 9-5-2015

PHILIP E. SEARCY  
Notary Public  
Forsyth County, NC

[Signature]  
Notary Public

Philip E. Searcy  
Printed Name of Notary Public