FORSYTH CO,NC 126 FEE:$ 10.00
PRESENTED & RECORDED: 06/14/2001 2:33PM
DICKIE C. WOOD REGISTER OF DEEDS BY:BOLESP
NO TAXABLE CONSIDERATION
BK2180 P2972 - P2973 P. Boles

Excise Tax No Taxable Consideration | **Recording Time, Book and Page**

Tax Lot No. ..... **Parcel Identifier No.** .....

Verified by ..... **County on the** ..... **day of** .....,.....

by .....

Mail after recording to Blanco Tackabery Combs & Matamoros, P.A.,
Box #52

This instrument was prepared by Steve Garland

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14th **day of** June, 2001, **by and between**

GRANTOR	**GRANTEE**
V. Salem Development, LLC 1314-4B Ashley Square Winston-Salem, NC 27104	V. Salem Development Corporation 1314-4B Ahely Square Winston-Salem, NC 27104

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

BEING KNOWN AND DESIGNATED as Lot 17, as shown on the Map of Windsor Place, which map is recorded in Plat Book 38, Page 58, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

N.C. Bar Assoc. Form No. L-3 © 1976, Revised 1977.

SoftPro CORPORATION

The property hereinabove described was acquired by Grantor by instrument recorded in Deed Book 2121, Page 3463

A map showing the above described property is recorded in Plat Book 38 **page** 57.

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 except for the exceptions hereinafter stated.
Title to the property hereinabove described is subject to the following exceptions:
Restrictive covenants recorded in Book 1870, Page 1461, and Book 1895, Page 2213, and Book 1895, Page 2213, Forsyth County Registry.

Easements and Restrictions of record.

2001 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: ---

President

ATTEST:

Secretary (Corporate Seal)

USE BLACK INK ONLY

V. Salem Development, LLC

---**(SEAL)**

BY: ---**(SEAL)**

Vahid Salem, Member Manager

---**(SEAL)**

---**(SEAL)**

SEAL-STAMP

NORTH CAROLINA, Forsyth **County.**

OFFICIAL SEAL
Notary Public, North Carolina
County of Forsyth
NICOLE LEWIS
My Commission Expires: SEPT. 15, 2003

I, a Notary Public of the County and State aforesaid, certify that Vahid Salem as Member Manager of V. Salem Development, LLC **Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this** 14th **day of** June 2001

My commission expires: Sept. 15, 2003 Nicole Lewis **Notary Public**

SEAL-STAMP

NORTH CAROLINA, ---**County.**

I, a Notary Public of the County and State aforesaid, certify that ---,

personally came before me this day and acknowledged that ---- **he is** ---- **Secretary of** ---- **a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its** ---- **President, sealed with its corporate seal and attested by** ---- **as its** ---- **Secretary.**

Witness my hand and official stamp or seal, this ----**day of** ----,----

Use Black Ink

My commission expires: ---- ---- **Notary Public**

The foregoing Certificate(s) of Nicole Lewis, NP

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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.

DICKIE C. WOOD, REGISTER OF DEEDS **REGISTER OF DEEDS FOR** FORSYTH **COUNTY**

By DWood **Deputy/Assistant - Register of Deeds**