DRAFTED BY: Shireen Z. Wayne, Esquire - Box #52
Blanco Tackabery Combs & Matamoros, P.A.

RECORDING TIME:
FORSYTH CO,NC 272 FEE:$ 12.00
PRESENTED & RECORDED: 09/28/2001 2:20PM
DICKIE C. WOOD REGISTER OF DEEDS BY:BOLESP
STATE OF NC REAL ESTATE EXTX:$ 304.00
BK2202 P4856 - P4858

P. Boles

Excise Tax: $

PROBATE AND FILING FEE $ PAID

☐Tax Block(s): 6288 ☐Lot(s): 30 ☐Parcel Identifier No.: _____

Property Address: ☐ Lot 30 Harwick Place
Mail after recording to: ☐GRANTEE - see address below
Mail future tax bills to: ☐ Grantee

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of September, 2001, by and between:

GRANTOR	GRANTEE
V. SALEM DEVELOPMENT CORPORATION 1314-4B Ashley Square Winston-Salem, NC 27104	ARTHUR R. KROTTNAUER AND WIFE, JANET K. KROTTNAUER

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 in Forsyth County, North Carolina, Winston-Salem Township, more particularly described as follows:

See Exhibit A attached hereto and made a part hereof.

The above land was conveyed to Grantor by Deed (see book number 2153, page 2788).

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 the following exceptions:

a) 2002 and succeeding years' ad valorem taxes, not yet due and payable.
b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

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

V. SALEM DEVELOPMENT CORPORATION

_____(SEAL)
VAHID SALEM-NARAGHI, PRESIDENT

NORTH CAROLINA - FORSYTH COUNTY

I, a Notary Public of DAVIE County and State aforesaid, certify that VAHID SALEM-NARAGHI, Grantor, personally appeared before me this day and acknowledged that he is the President of V. Salem Development Corporation, a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing instrument on behalf of the corporation. Witness my hand and official stamp or seal, this 27 day of SEPTEMBER, 2001.

Amanda J. Miller
Notary Public

My commission expires:

JULY 18, 2005

NOTARIAL SEAL/STAMP:

OFFICIAL SEAL
Notary Public - North Carolina
DAVIE COUNTY
AMANDA L. MILLER
My Commission Expires July 18, 2005

The foregoing certificate(s) of Amanda L Miller, NP

_____ is/are certified to be correct.

This the 28th day of Sept, 2001.

DICKIE C. WOOD, Register of Deeds for Forsyth County

By: _____
Deputy/Assistant

BTCM: 161075.1

EXHIBIT A

LYING AND BEING in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 30 Harwick Place, as shown on plat recorded at Plat Book 38, Page 103-104, in the Office of the Register of Deeds, Forsyth County, North Carolina.